

# HUNTERS®

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## Avenue Place

Harrogate, HG2 7PJ

Council Tax: A

Guide Price £140,000



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## Living Room

15'0" x 10'5" (4.58 x 3.20)

Access via UPVC entrance door, UPVC double glazed window to front elevation, radiator, TV point, laminate flooring, door to:

## Kitchen

10'5" x 8'11" (3.20 x 2.74)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with oven under and extractor fan over, space for fridge freezer, stairs to first floor, door to:

## Utility

8'5" x 4'1" (2.57 x 1.25)

Plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, access door to side, door to:

## Bathroom

White suite comprising panel bath with shower attachment over, low level WC, pedestal wash hand basin, radiator, tiled walls, UPVC double glazed window to rear elevation.

## Bedroom One

12'11" x 10'11" (3.96 x 3.35)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

10'11" x 8'3" (3.35 x 2.52)

UPVC double glazed window to rear elevation, radiator.

## Outside

Rear courtyard garden.

## EPC

Environmental impact as this property produces 3.7 tonnes of CO2.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; A

**ATTENTION INVESTORS & FIRST TIME BUYERS.** A two bedroom mid-terrace property requiring modernisation, located in this popular residential area, close to Starbeck High Street, the train station and local amenities.

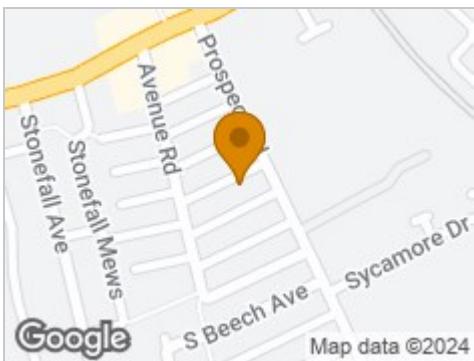
Offered for sale with no onward chain, the accommodation benefits from gas central heating, extensive UPVC double glazing and comprises: Lounge, kitchen with door through to a rear lobby/utility area and house bathroom. A first floor landing serves two double bedrooms.

To the outside, there is a rear courtyard with walled and fenced perimeters. There is also the benefit of unrestricted on-street parking to the front.

- ATTENTION INVESTORS & FIRST TIME BUYERS
  - Modernisation required
  - Close to local amenities & railway station
    - Rear lobby/utility area
    - Two double bedrooms
  - Gas central heating & extensive UPVC double glazing
    - Ground floor bathroom
    - Rear courtyard garden



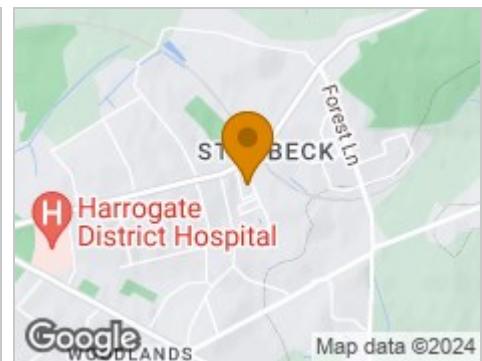
## Road Map



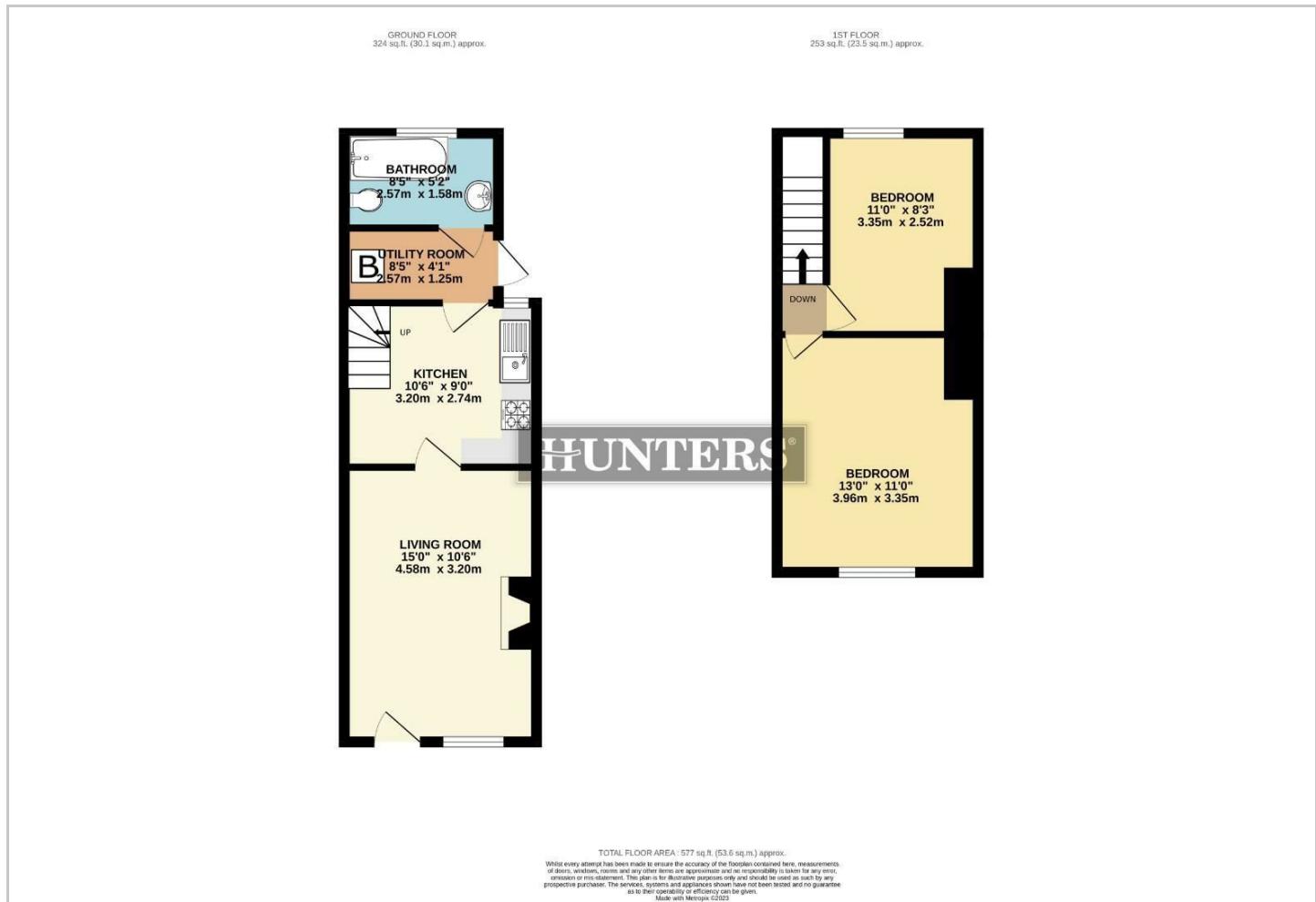
## Hybrid Map



## Terrain Map



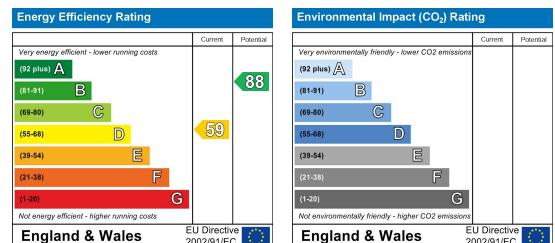
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.