



## Fairways Avenue, Harrogate, HG2 7EH

- NO ONWARD CHAIN
- Generous reception room
- Convenient downstairs WC
- Private parking space and garage for extra storage
- Close to public transport links and local amenities
- Three spacious bedrooms, including an en suite
- Stylish open-plan kitchen and dining area
- Private rear garden
- Well suited for families or buyers seeking extra space
- Council Tax Band C

**Offers Over £300,000**





# Fairways Avenue, Harrogate, HG2 7EH

## DESCRIPTION

**NO ONWARD CHAIN.** Located on Fairways Avenue, this semi-detached house offers a perfect blend of comfort and modern living. With three spacious bedrooms, including bedroom one complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

The ground floor features an inviting reception room, providing ample space for relaxation and entertaining. The open plan kitchen and dining area is a highlight, designed to foster a warm and welcoming atmosphere for family gatherings and dinner parties. Additionally, a convenient downstairs WC is available for guests, ensuring practicality for everyday living.

Step outside to discover a private rear garden, a perfect sanctuary for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day. The property also includes a private parking space and a garage, offering extra storage space for your belongings or the potential for a workshop.

This home is not only well-appointed but also situated in a desirable location, making it an excellent choice for those looking to settle in Harrogate. Located close to public transport links and local amenities, this home is perfectly placed for easy access to Harrogate's attractions. With its combination of space, functionality, and outdoor charm, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.



EPC  
Energy rating C  
This property produces 3.3 tonnes of CO2

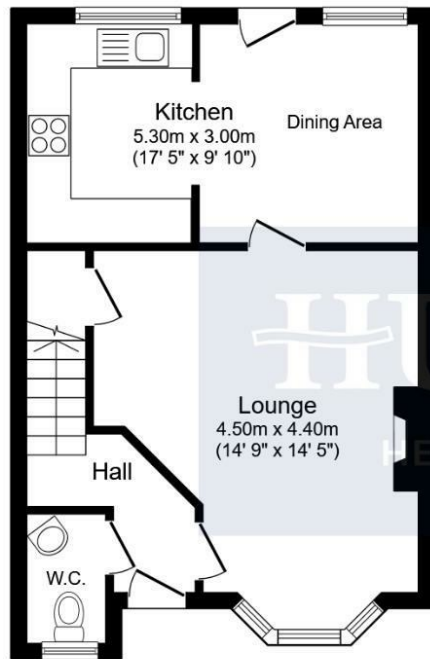
Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C





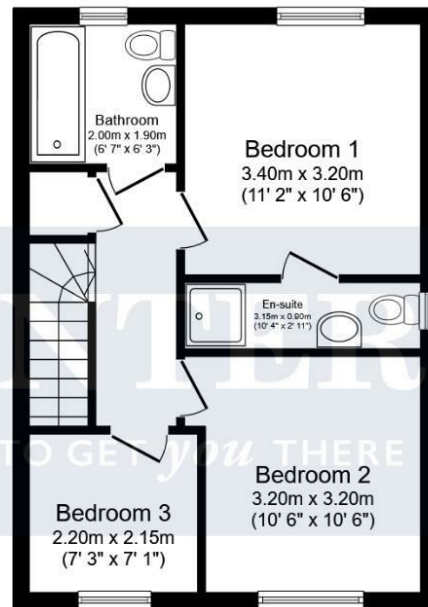


6 Fairways Avenue, Harrogate, HG2 7EH



**Ground Floor**

Floor area 42.3 sq.m. (455 sq.ft.)



**First Floor**

Floor area 40.8 sq.m. (439 sq.ft.)



**Garage**

Floor area 16.5 sq.m. (178 sq.ft.)

**Total floor area: 99.6 sq.m. (1,072 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewings

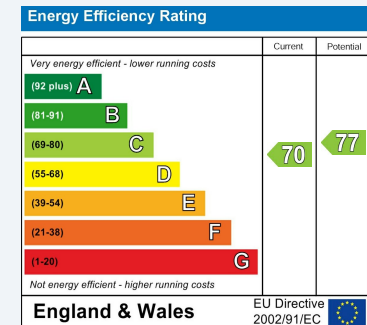
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.