



Electric Avenue, Harrogate, HG1 2BB

- TWO BEDROOM MID TERRACE HOUSE
- Separate utility room
- Private rear courtyard
- Early viewing highly recommended
- Open plan living
- Two well proportioned bedrooms
- Sought - after location
- Council Tax Band B

Guide Price £250,000



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DESCRIPTION

Located on Electric Avenue this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are greeted by a welcoming dining room that flows seamlessly into a lounge area, creating a perfect setting for entertaining guests or enjoying family meals. The kitchen is conveniently located nearby. Additionally, a separate utility room enhances the functionality of the home, providing ample space for laundry and storage.

The property features a well-designed bathroom, catering to all your daily needs. Outside, a charming courtyard at the back offers a private outdoor space, perfect for relaxing with a book or enjoying a morning coffee in the fresh air.

Electric Avenue is situated in a desirable area of Harrogate, known for its picturesque surroundings and vibrant community. With local amenities, parks, and excellent transport links nearby, this property is not only a lovely home but also a gateway to the best that Harrogate has to offer.

This mid-terrace house is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in this beautiful town.



EPC

Energy rating D

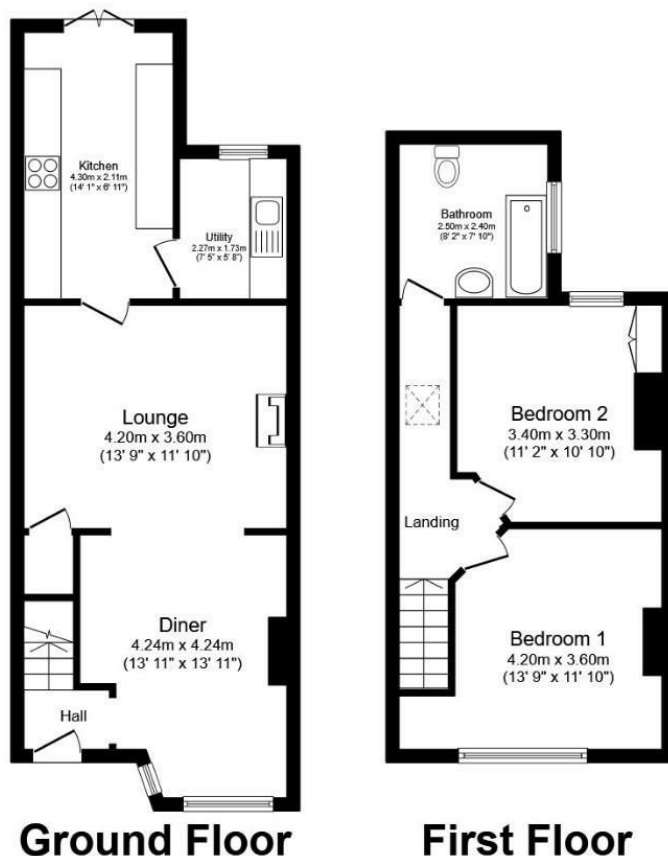
This property produces 4.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





Total floor area 83.5 m² (899 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Viewings

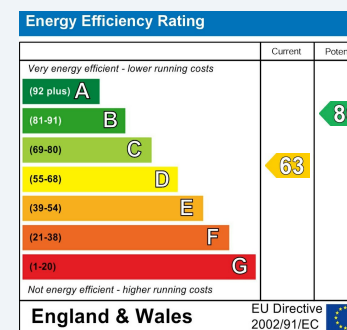
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.