



Hamilton Avenue, Harrogate, HG2 8JB

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a substantial four double bedroom detached family home, in need of modernising, occupying an enviable corner plot position, on the favoured 'south side' of Harrogate, close to the Stray and within walking distance of the town centre.

With gas central heating and generous living space throughout, the accommodation comprises: Entrance hallway, guest WC, lounge, dining room, breakfast kitchen, rear entrance lobby and shower room. To the first floor are four double bedrooms, bedroom one with en-suite shower room and house bathroom.

To the outside are generous and mature gardens to three side and a driveway accessed via double gates provides ample off road parking, leading to a double garage with electric roller door.

HUNTERS[®]
EXCLUSIVE

Guide Price £650,000

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DESCRIPTION

Entrance Hall

Access via double glazed entrance door, full-length double-glazed window to front elevation, radiator, under stairs storage cupboard, doors to:

WC

Low level WC, pedestal wash hand basin, double glazed window to front elevation, radiator.

Lounge

Double glazed windows to front and side elevations, tv point, inset fire and radiator

Dining Room

Double glazed windows to side elevation, side patio door leading to rear garden and radiator

Kitchen

Range of wall and base mounted units with work surfaces over with inset stainless steel sink unit and mixer tap, inset four ring gas hob with extractor hood over, double built-in oven, plumbing and space for dishwasher, space for table, radiator, double glazed window to rear elevation, door to:

Rear lobby

Space for tall fridge freezer, glazed door to rear gardens, door to garage and door to:

Wet Room

White suite comprising low level WC, pedestal wash hand basin, mains shower, heated towel rail, tiled walls, double glazed window to rear elevation.

First Floor Landing

Loft access with pull down ladder, radiator, storage cupboard housing water cylinder, doors to:

Bedroom One

Double glazed windows to front and side elevations, fitted bedroom suite, radiator, door to:

Ensuite

Colour suite comprising shower cubicle with shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, double glazed window to front elevation, tiled walls.

Bedroom Two

Double glazed window to side elevation, radiator.

Bedroom Three

Double glazed window to rear elevation, radiator.

Bedroom Four

Double glazed window to front elevation, radiator.

Bathroom

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

Garage

Electric door, wall mounted Worcester Bosch boiler, plumbing and space for washing machine, space for tumble dryer, water supply.

Outside

Access via wooden double gates, a driveway provides ample off-street parking. A pathway leads to the front door. There are gardens to three further sides of the property laid mainly to lawn with mature borders, fruit tree, patio seating area with privacy hedging to perimeters.

Material Information

Tenure Type; Freehold - UNREGISTERED - DEEDS HELD

Council Tax Banding; F

EPC: To follow

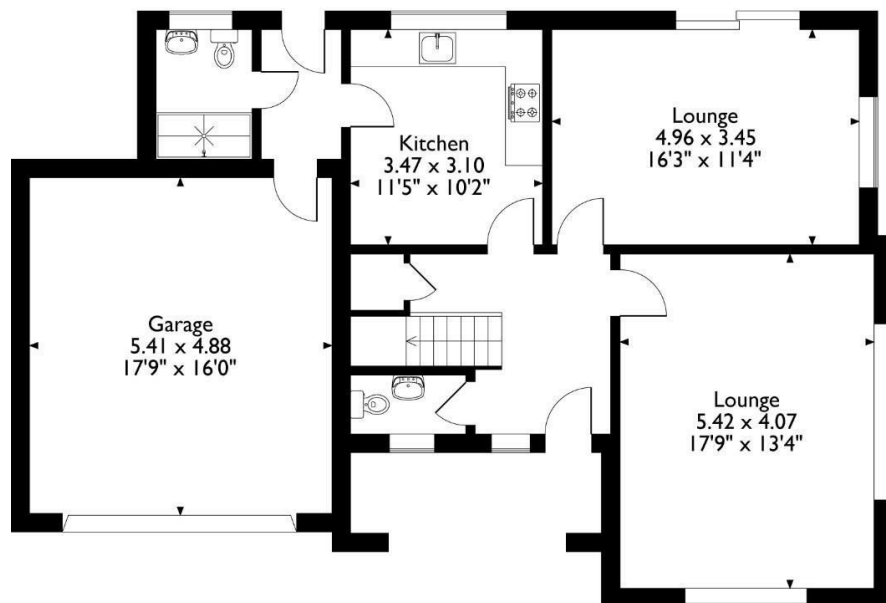
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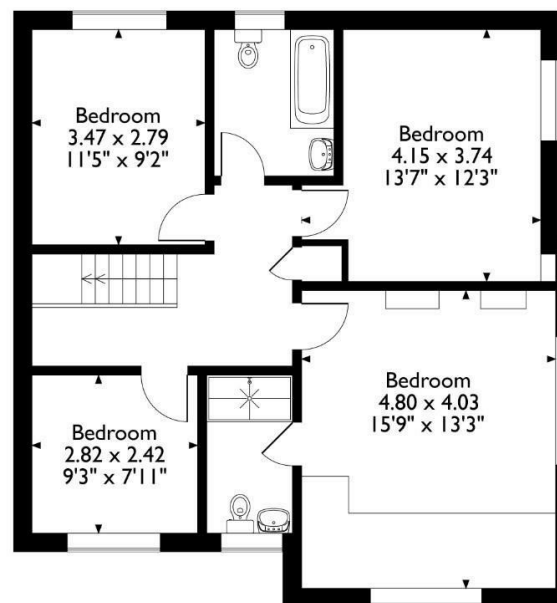




7 Hamilton Avenue, Harrogate, North Yorkshire
Approximate Gross Internal Area
171 Sq M/1840 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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