

HUNTERS[®]

HERE TO GET *you* THERE



Avenue Terrace

Harrogate, HG2 7PN

Council Tax: A

Guide Price £130,000



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Lounge

14'2" x 12'7" (4.32 x 3.85)

Access via glazed entrance door, UPVC double glazed window to front elevation, fire place, door to:

Kitchen

9'9" x 8'5" (2.98 x 2.57)

Wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, gas cooker, washing machine, under stairs storage cupboard, stairs to first floor, UPVC double glazed window to rear elevation, glazed door to:

Rear Hallway

UPVC double glazed window to side elevation, glazed door to rear, door to:

Bathroom

Panel bath, low level WC, pedestal wash hand basin, UPVC double glazed window to rear elevation.

Bedroom One

12'5" x 11'3" (3.80 x 3.44)

UPVC double glazed window to front elevation, fitted wardrobes.

Bedroom Two

12'5" x 10'7" (3.80 x 3.25)

UPVC double glazed window to rear elevation, fitted wardrobe and over head units storage cupboard.

Outside

Rear courtyard garden with flower beds and timber shed.

EPC

Environmental impact this property produces 3.4 tonnes of CO2.

Material Information

Tenure Type; Freehold - UNREGISTERED PROPERTY

Council Tax Banding; A

No central heating at the property.

Sold as Seen

ATTENTION INVESTORS! CHAIN FREE. A fantastic opportunity to purchase a two bedroom mid-terrace property requiring full modernisation. Located in this popular residential area, conveniently located close to Starbeck High Street, train station and local amenities.

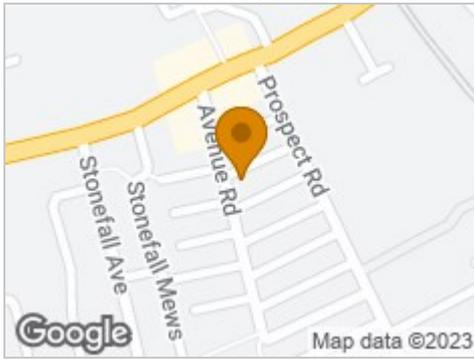
SOLD AS SEEN, the accommodation briefly comprises; Lounge through to the kitchen with door through to the house bathroom and rear door to courtyard garden. Stairs rise to the first floor with two double bedrooms.

To the outside, a rear courtyard garden with wall and fence perimeter and gate to the rear lane where further on-street parking is available on a first come first served basis.

- IN NEED OF FULL RENOVATION
 - Chain free
 - Sold as Seen
 - UPVC windows
 - Recently fitted Gas Boiler
 - Ground floor bathroom
 - Two double bedrooms
- Within walking distance to high street
- Early viewing recommended



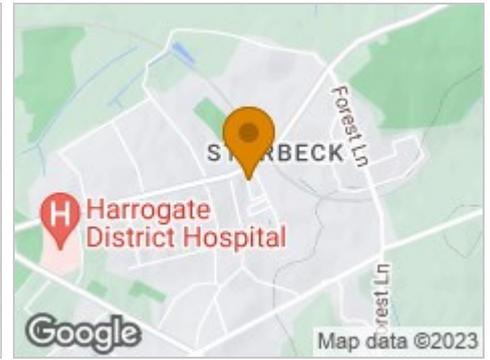
Road Map



Hybrid Map

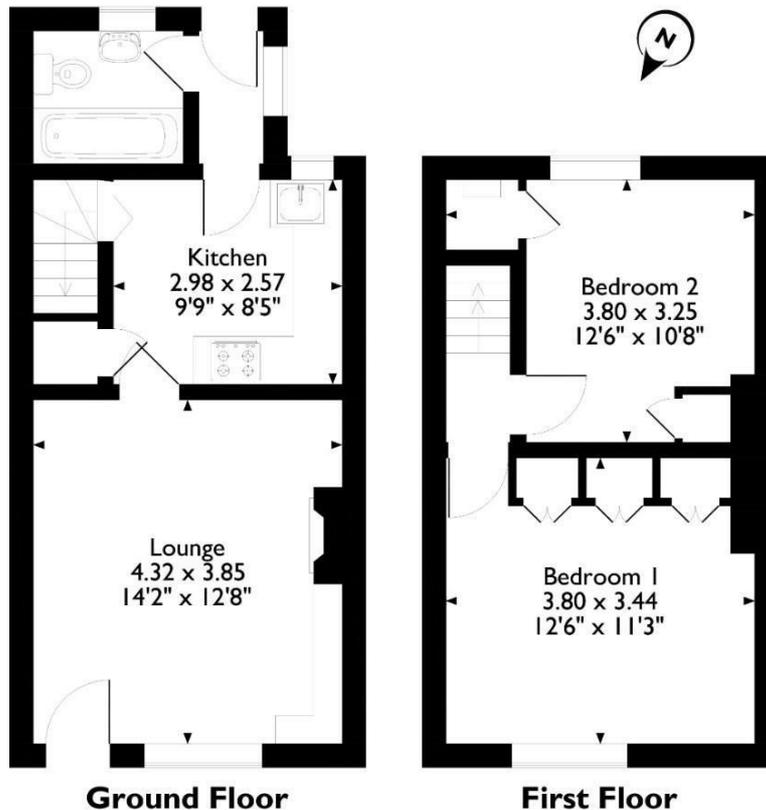


Terrain Map



Floor Plan

19 Avenue Terrace, Harrogate, HG2 7PN
Approximate Gross Internal Area
60 Sq M/646 Sq Ft

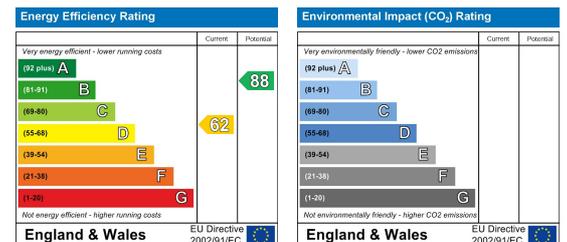


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.