



## Euclid Avenue, Harrogate, HG1 2BD

- NO CHAIN
- Attached garage & off road parking
- Kitchen with door opening to the attached garage
- Close to local amenities including shops & schools
- Highly sought after location
- Enclosed mature rear garden
- Through lounge/diner
- Some updating required
- Ideal family home
- Council Tax Band C

**Guide Price £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Euclid Avenue, Harrogate, HG1 2BD

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious three bedroom semi detached family home, with enclosed rear garden, off road parking and attached garage. The property has been well maintained by the current owner but would benefit from some updating and is situated in a sought after location, close to the wide ranging local amenities Jenny Fields has to offer, including shops, schools and regular busses.

Benefiting from extensive UPVC double glazing and gas central heating, the accommodation comprises: Entrance hallway, through lounge/diner, kitchen with door opening to the garage, three first floor bedrooms and bathroom.

To the outside, there is a garden to the front with driveway providing off road parking, leading to an attached garage with up and over door, power and light laid on and rear doorway. The enclosed rear mature garden is laid to lawn with patio area and fencing to perimeters.

Directions: Leave Harrogate along Ripon Road, at the Little Wonder round-a-bout, turn left onto Skipton Road, after a short distance, turn left onto Euclid Avenue and the property can be found on the left hand side, identified by our Hunters For Sale board.



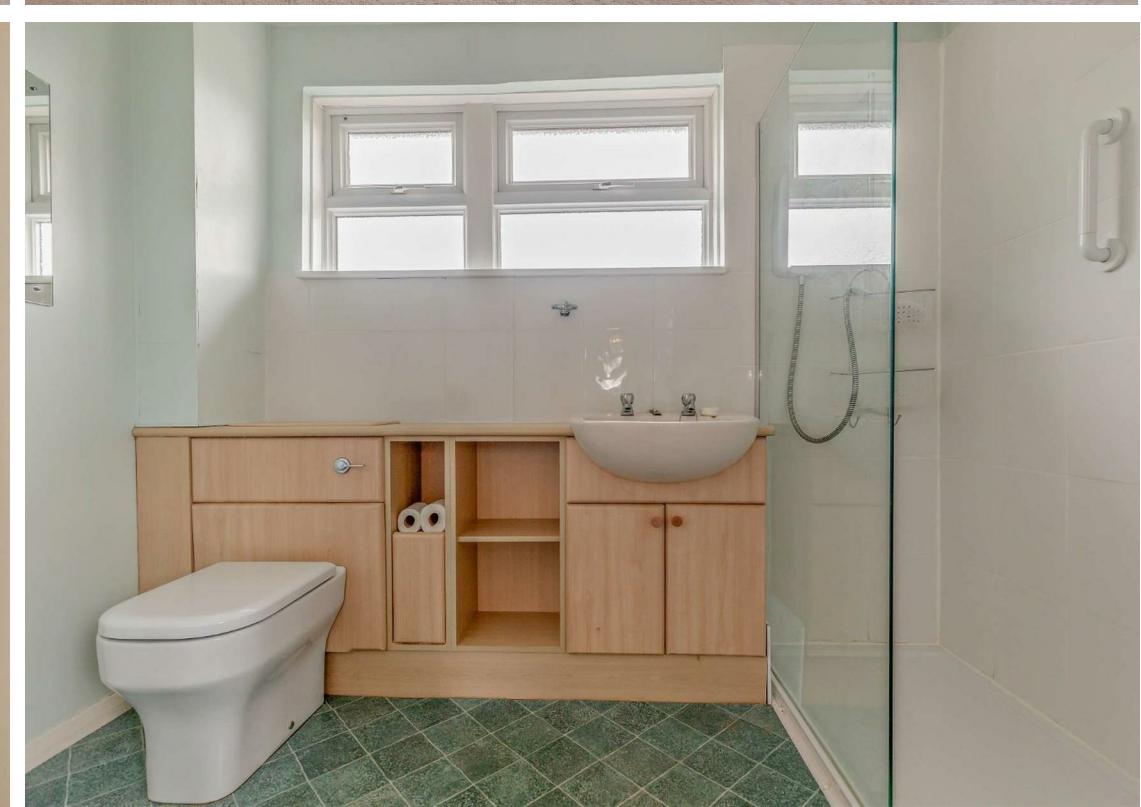
## EPC

This property 3.5 tonnes of CO2

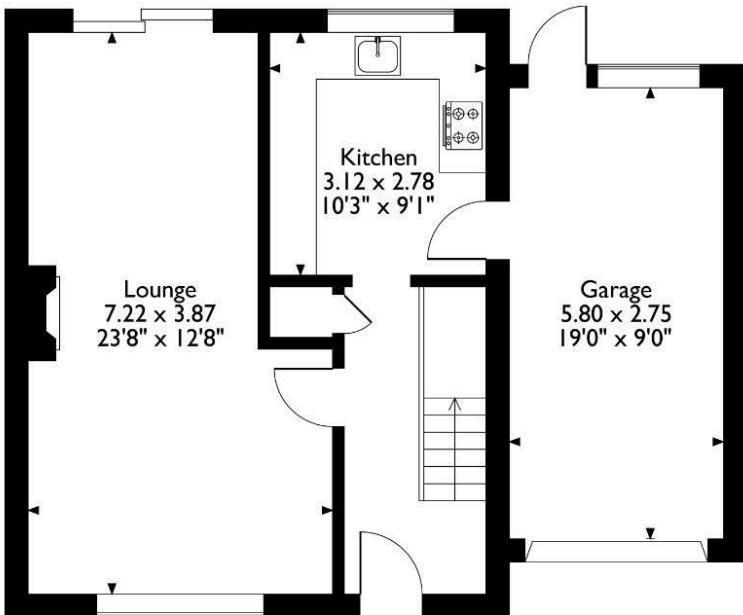
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

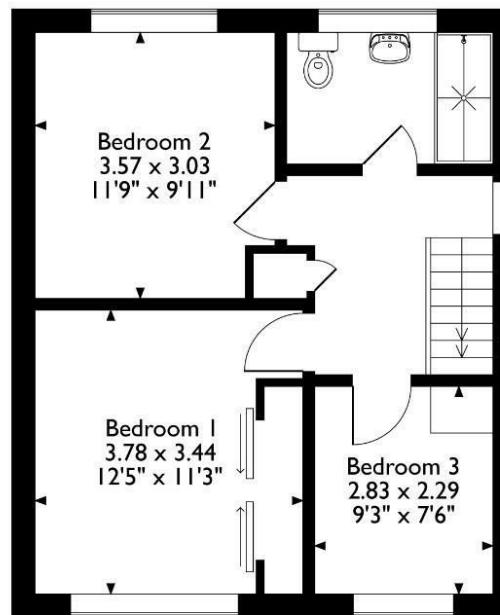


Euclid Avenue, Harrogate, HG1 2BD  
 Approximate Gross Internal Area  
 102 Sq M/1098 Sq Ft



**Ground 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.



**First Floor**

**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		83
(81-91)	B		
(69-80)	C		67
(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.