

HUNTERS[®]

HERE TO GET *you* THERE



The Avenue

Harrogate, HG1 4QG

Council Tax: B

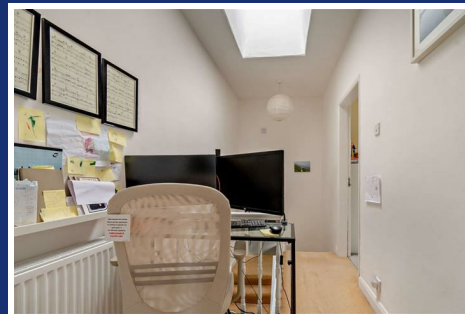
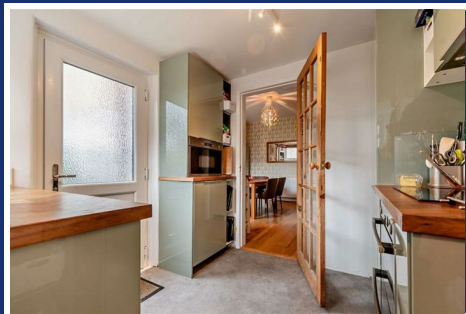
Offers Over £255,000



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Entrance porch

Access via composite entrance door, glazed wooden door to:

Entrance Hallway

Stairs to first floor, radiator, doors to:

Lounge

15'7" x 10'9" (4.75 x 3.29)

UPVC double glazed bay window to front elevation, wooden flooring, feature fire place, radiator, TV point.

Dining Room

13'8" x 11'3" (4.19 x 3.44)

UPVC double glazed window to rear elevation, radiator, door and stairs to basement, door to:

Kitchen

8'3" x 7'6" (2.53 x 2.29)

Modern range of wall and base units with working surfaces over with inset ceramic hob, extractor hood over and electric oven under, built in microwave, stainless steel sink unit and integrated dishwasher. UPVC double glazed windows to rear elevation, UPVC double glazed door to rear courtyard garden.

First Floor Landing

Loft access, sky light, radiator, doors to:

Bedroom One

13'2" x 14'8" (4.01 x 4.47)

Three UPVC double glazed window to front elevation, radiator, feature fire place.

Bedroom Two

13'7" x 8'6" (4.16 x 2.61)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath, shower cubicle with mains shower over and glazed screen, low level WC, wash hand basin, part tiled walls, tiled floor, UPVC double glazed window to rear elevation, chrome heated towel rail.

Basement

Comprising -

Room One

14'11" x 14'8" (4.57 x 4.48)

UPVC double glazed window to rear elevation, wall mounted boiler.

Room Two

8'4" x 7'8" (2.55 x 2.35)

UPVC double glazed window to rear elevation,, space and plumbing for washing machine and tumble dryer, sink unit.

Fore Court Garden

Gravelled area with shrub and flower borders, pathway to front entrance door.

Courtyard Garden

Outside light connection, wall boundary with pedestrian gated access to back lane.

EPC

Environmental impact as this property produces 3.2 tonnes ofCO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

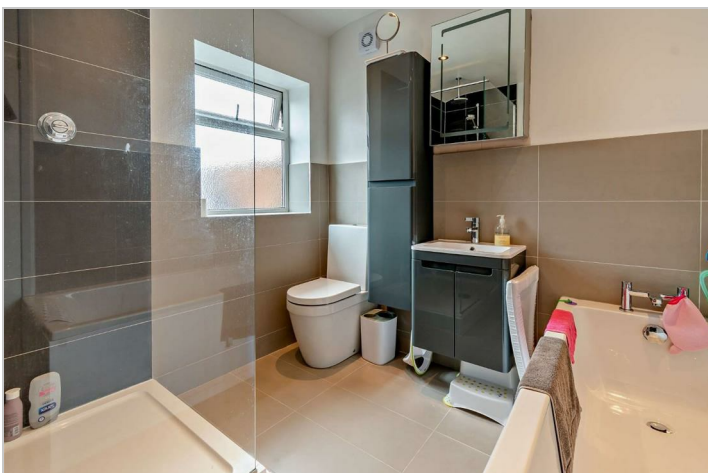
Tel: 01423 536222

A truly stunning two double bedroom period mid terrace home, with basement storage/utility, presented to a high standard throughout. The property is situated in a highly sought after tree lined avenue, just off Starbeck High Street, within close proximity of the wide ranging amenities on offer.

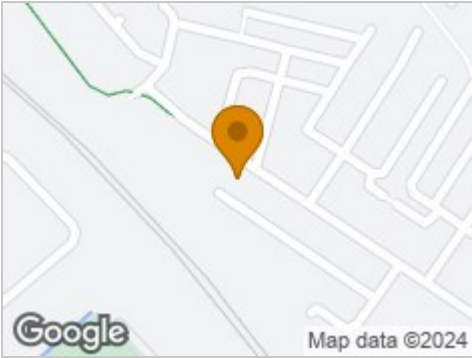
With extensive double glazing and gas central heating, the spacious, well appointed accommodation comprises: Entrance hallway, lounge with log burning stove and walk-in bay window, dining room opening to a modern kitchen with integrated appliances and rear utility area with door leading to the rear courtyard garden. Stairs lead from the dining room to a spacious basement storage area with plumbing for washing machine. A first floor landing serves two double bedrooms and a modern house bathroom with separate shower.

Outside to the front is a forecourt garden with gate and path leading to the front door and to the rear is enclosed courtyard garden with gate leading to the rear lane. The property has the benefit of un-restricted on-street parking.

- SUPERB CHARACTER HOME
- Two spacious reception rooms
- Modern kitchen with integrated appliances & utility area
 - Basement storage
- Modern house bathroom with separate walk-in shower
 - Enclosed rear courtyard with gate to rear
 - Two double bedrooms
 - Sought after tree lined avenue
- Close to Starbeck amenities including railway station
 - Un-restricted on-street parking



Road Map



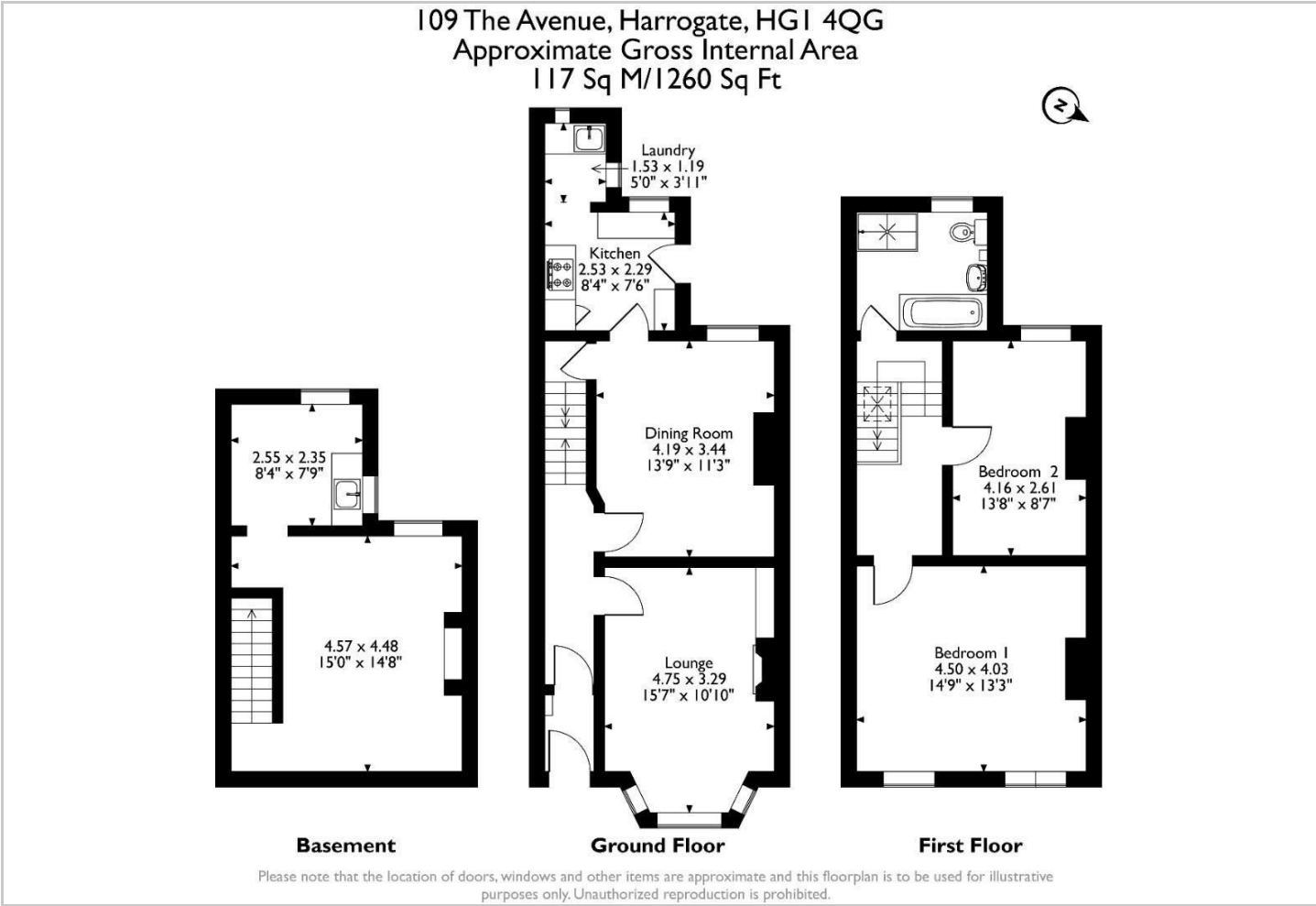
Hybrid Map



Terrain Map



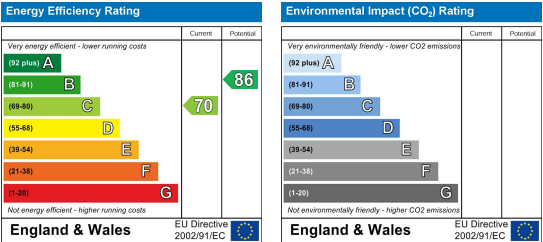
Floor Plan



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.