

# HUNTERS®

HERE TO GET *you* THERE



## Avenue Grove

Harrogate, HG2 7PD

Council Tax: A

Guide Price £155,000



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Harrogate, HG2 7PD

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## Lounge

16'1" x 11'1" (4.914 x 3.39)

Access via composite entrance door, radiator, TV point, door to:

## Kitchen

11'1" x 9'1" (3.39 x 2.77)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit, space for electric cooker, space for fridge freezer, plumbing and space for washing machine, stairs to first floor, UPVC double glazed window to rear elevation, door to:

## Rear Lobby

UPVC double glazed window to rear year, door to rear access and door to:

## Shower Room

Modern white suite comprising walk-in shower unit with shower over, low level WC, wall mounted wash hand basin with drawers under, tiled walls and tiled floor.

## Bedroom One

13'0" x 11'1" (3.98 x 3.38)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

11'6" x 8'2" (3.51 x 2.50)

UPVC double glazed window to rear elevation, radiator.

## Attic Room

13'5" x 11'1" (4.09 x 3.38)

Two Velux windows.

## Outside

Attractive paved rear courtyard garden with gate access and walls to perimeters.

## EPC

Environmental impact as this property produces 4.7 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; A

**ATTENTION INVESTORS AND FIRST TIME BUYERS.** An opportunity to purchase a period mid terrace home with two double bedrooms and useable loft space with sky light windows. The property has the benefit of a recently fitted shower room and is situated in a sought after location, close to the wide ranging local amenities including Starbeck railway station.

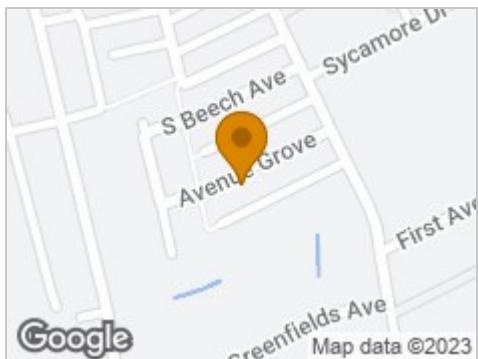
The accommodation in brief comprises: Spacious open plan lounge diner, kitchen, rear utility porch, modern re-fitted shower room, two double first floor bedrooms and useable loft space with stairs leading out of bedroom two.

To the outside, is an attractive enclosed rear courtyard garden with raised flower beds and un-restricted on-street parking to the front.

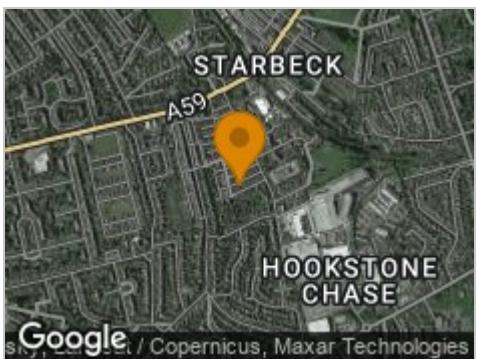
- **ATTENTION INVESTORS & FIRST TIME BUYERS**
  - Modern re-fitted shower room
  - Two double bedrooms & useable loft room
  - Attractive enclosed courtyard garden
  - Rear utility porch
- Close to local amenities including Starbeck railway station
  - Open plan lounge diner
  - Extensive UPVC double glazing
  - Sought after area
- Early viewing recommended



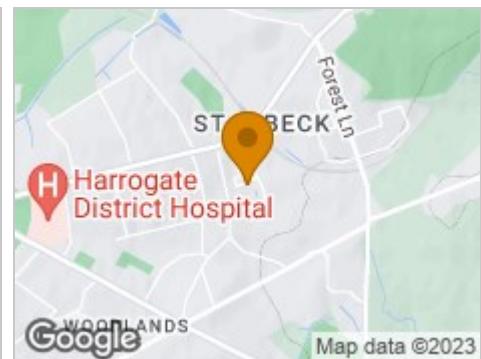
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

35 Avenue Grove, Harrogate, HG2 7PD  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



Ground Floor

First Floor

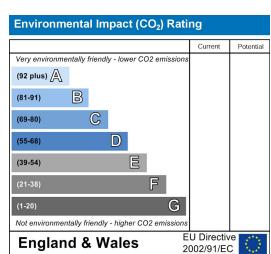
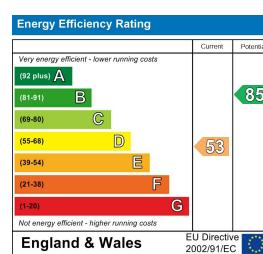
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Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.