



## The Avenue, Harrogate, HG1 4QB

- NO ONWARD CHAIN
- Welcoming entrance hallway with spacious feel
- Kitchen and dining room ideal for family meals and entertaining
- Private rear courtyard for outdoor relaxation
- Early viewing highly recommended
- Three-bedroom semi-detached house located on The Avenue
- Two inviting reception rooms
- One bedroom featuring an en suite bathroom
- Close to local amenities, schools, and public transport
- Council Tax Band C

**Guide Price £310,000**

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# The Avenue, Harrogate, HG1 4QB

## DESCRIPTION

NO ONWARD CHAIN. Located on The Avenue, this three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious hallway that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The separate lounge provides a tranquil space to unwind, while the kitchen and dining room create a warm atmosphere for family meals and gatherings.

The property boasts three well-proportioned bedrooms, with one bedroom featuring the added luxury of an en suite bathroom, ensuring privacy and convenience. The additional bathroom serves the other bedrooms and guests, making it a practical choice for families or those who enjoy hosting.

Step outside to discover a private courtyard at the rear of the property, a perfect spot for enjoying a morning coffee or evening gatherings with friends. The outdoor space is both manageable and inviting, providing a lovely retreat from the hustle and bustle of daily life. The property also benefits from residents parking at the rear.

Situated close to local amenities and public transport, this home offers easy access to shops, schools, and recreational facilities, making it an ideal location for families and professionals alike. Furthermore, the property benefits from unrestricted on-street parking, adding to the convenience of living in this desirable area.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

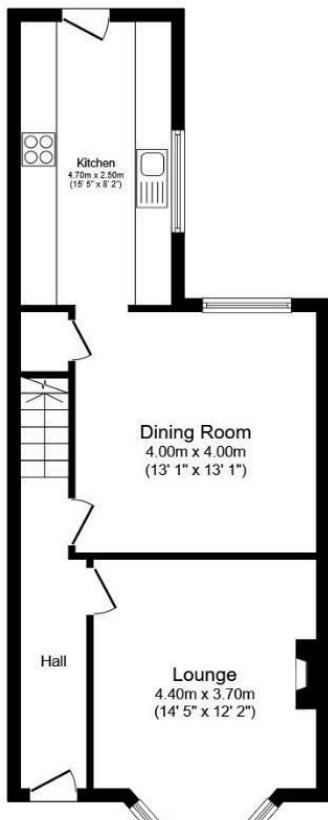
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







**Ground Floor**



**First Floor**

**Total floor area 102.6 sq.m. (1,104 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

#### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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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