



**Elm Tree Avenue, Harrogate HG1 3DS**

**welcome to**

**Elm Tree Avenue, Harrogate**

Beautifully presented four bedroom period terrace situated in this tranquil setting in the well regarded area of Harrogate.

This lovely home is sure to appeal to a range of buyers and we strongly advise to arrange an early viewing so as not to avoid disappointment.



## Elm Tree Avenue

Substantial four bedroom beautifully presented period terrace over four floors including basement. Situated in a prime residential area, with 5 primary schools in close proximity including Richard Taylor C of E Primary School, Bilton Grange and St Josephs. Views and access to St. Johns Church having a real community feel. Overlooking St. Johns Church and grounds.

With access to Nidd Gorge close by for walks to Ripley, Starbeck open countryside walks Perfect location for local amenities being close to shops and doctors and in a desirable leafy avenue, this property is sure to appeal to a range of buyers.

## Cellar / Utility Room

Useful space for storage with space for washing machine and tumble drier. The current owner stores their wood for the wood burning stove.

## Lounge

12' 8" x 13' 10" ( 3.86m x 4.22m )

Welcoming living room with wood burner to the hearth, cast iron fire surround, central heating radiator, coving to the ceiling,

## Kitchen Diner

11' 8" x 13' 7" ( 3.56m x 4.14m )

Well designed kitchen with wall hung, drawer and base units with complimentary solid wood worktop surfaces over, new sink with drainer, brand new hotpoint hob, oven and extractor fan, part tiled walls, space for table and chairs.

## First Floor

### Master Bedroom

10' 9" x 12' 8" ( 3.28m x 3.86m )

Flooded with light from the two double glazed windows to the front elevation which overlooks the church, central heating radiator, feature fire place and blinds and light fittings.

### Bedroom Four

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window and central heating radiator, blinds and light fittings.

## Second Floor

### Bedroom Two

9' 7" x 10' 1" ( 2.92m x 3.07m )

A good sized bedroom with useful storage cupboard, 2 Velux windows.

### Bedroom Three

11' 3" x 11' 4" max ( 3.43m x 3.45m max )

With feature fireplace and double glazed window to the rear elevation, including made to measure blinds and light fitting.

## Bathroom

Bath with shower to the mixer taps, low flush wc, wash hand basin, fully tiled floor and walls, extractor fan, mirror to wall and frosted window.

## External

The pebbled and stoned terrace is perfect to enjoy the summer months.

The private enclosed flagged garden has a walled boundary.



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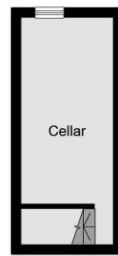
welcome to

## Elm Tree Avenue, Harrogate

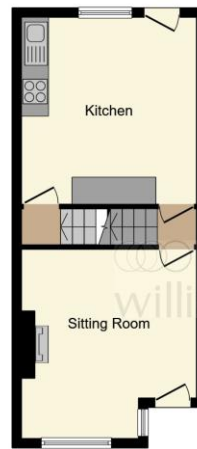
- FOUR BEDROOM OVER 4 FLOORS
- VIEWS OVERLOOKING ST JOHNS CHURCH
- PERIOD PROPERTY BEAUTIFULLY PRESENTED
- DESIRABLE LEAFY AVENUE
- BEAUTIFUL HOME MUST BE SEEN

Tenure: Freehold EPC Rating: D

# £350,000



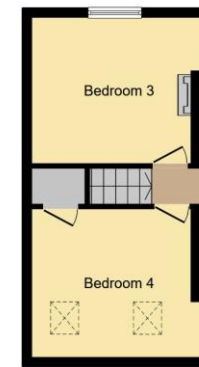
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG106940 - 0004

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