



Double D Hartwith Avenue, Summerbridge Harrogate HG3 4HT

welcome to

Double D Hartwith Avenue, Summerbridge Harrogate

A spacious 4/5 bed semi detached property situated in the popular and sought after village of Summerbridge.



Hartwith Avenue

A deceptively spacious semi detached property situated in a popular and highly sought after location. In brief the versatile accommodation comprises; lounge, dining room, kitchen, four/five bedrooms and two shower rooms. Externally the property offers gardens to the front and rear as well as a driveway providing off street parking and a garage.

Summerbridge is about 20 minutes from Harrogate on the main road through the Nidderdale Area of Outstanding Natural Beauty to Pateley Bridge. The village has a convenience store, a cafe, a primary school, a petrol station, a hardware store and a post office. The market town of Ripon is about 20 minutes away by car. There is a regular bus service to both Harrogate and Pateley Bridge.

Entrance Hall

The front entry door opens in to the entrance hall which has a radiator and understairs storage cupboard.

Lounge

12' 5" x 11' 4" (3.78m x 3.45m)

Having a radiator and double glazed window to the front elevation.

Dining Room

15' 6" x 8' 5" (4.72m x 2.57m)

Having a radiator and double glazed window to the rear elevation. A staircase rises to the first floor landing.

Bedroom / Study / Reception

10' 3" x 11' 3" (3.12m x 3.43m)

Having a radiator and double glazed window to the rear elevation.

Kitchen

Fitted with a range of wall and base units with work surfaces which incorporates a stainless steel sink and drainer unit with mixer tap. Cooker point, space for fridge freezer and plumbing for dishwasher. Double glazed window to the rear elevation.

Utility Room

Having plumbing for a washing machine and space for a dryer. Double glazed windows to the side elevation and a UPVC door leads out to the garden.

Shower Room

Having a walk in shower, wash hand basin and low flush wc. Chrome ladder style radiator and tiling to walls. Double glazed window to the rear elevation.

Bedroom

12' 5" x 10' 6" (3.78m x 3.20m)

A double bedroom with a radiator and double glazed window to the front elevation.

First Floor Landing

Stairs rise from the dining room up to the first floor landing.

Bedroom

7' 4" x 8' 9" (2.24m x 2.67m)

Having a radiator and double glazed window to the rear elevation.

Bedroom

11' 9" x 9' 11" (3.58m x 3.02m)

Having a radiator and double glazed window to the front elevation.

Bedroom

8' 9" x 10' (2.67m x 3.05m)

Having a radiator and double glazed window to the front elevation.

Shower Room

Fitted with a walk in shower cubicle, a vanity wash hand basin and low flush wc. Chrome ladder style radiator and double glazed window to the rear elevation.

Externally

At The Front

To the front of the property there is a garden with driveway to the side.

At The Rear

At the rear of the property there is an enclosed garden which is mainly laid to lawn with a patio area.

Garage

10' 6" x 16' 11" (3.20m x 5.16m)

The garage has an up and over door and electricity supply.



view this property online williamhbrown.co.uk/Property/HRG106932



welcome to

Double D Hartwith Avenue, Summerbridge Harrogate

- Semi Detached House
- Versatile Accommodation
- Four/Five Bedrooms & Two Shower Rooms
- Front & Rear Gardens
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaiting



Ground Floor



First Floor

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG106932



Property Ref:
HRG106932 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk