



9 Fairways Avenue, Harrogate, North Yorkshire, HG2 7EH

**£275,000**

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A very well-presented three-bedroom semi-detached home with extended living space and attractive garden, situated in this desirable location between Harrogate and Knaresborough.

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The property offers deceptively spacious accommodation with a large reception room, together with modern fitted kitchen, utility room and downstairs bathroom. Upstairs, there are three very good-sized bedrooms. A driveway provides parking and to the rear there is a good-sized garden with seating areas and useful shed.

The property is situated in a quiet and convenient location, well served by excellent local amenities and convenient for Harrogate and Knaresborough.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A large reception room with window to front and fireplace with electric fire.

### **KITCHEN**

With a range of modern fitted units with electric hob, integrated oven, microwave and dishwasher. Integrated fridge / freezer.

### **UTILITY**

With further fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

### **BATHROOM**

A modern suite comprising WC, washbasin and bath with shower above. Heated towel rail.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor, two of which have fitted wardrobes.

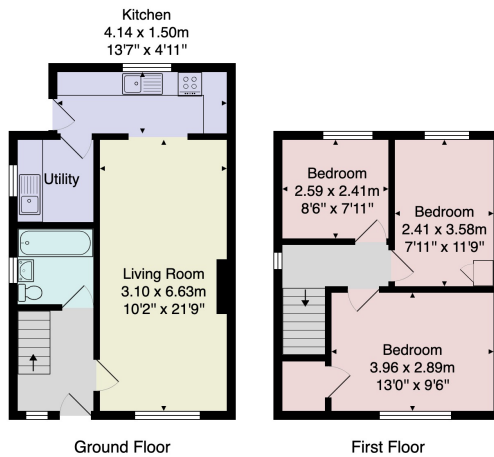
### **OUTSIDE**

A drive provides parking. To the rear of the property is a large garden with sitting areas and shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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