



4 De Ferrieres Avenue, Harrogate, North Yorkshire, HG1 2AR

£325,000

Offers Over

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A superb four-bedroom mid-terrace house situated in this ever-popular position just off King's Road, conveniently placed just a stone's throw away from a local shopping parade and within walking distance of Harrogate town centre.

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The property offers well-appointed and spacious living accommodation over four levels.

An internal viewing is required to be able to appreciate the scale of the accommodation. Offered for sale no onward chain.







## **GROUND FLOOR**

### **ENTRANCE HALL**

Entrance leading to –

### **LIVING ROOM**

A large living room with a feature bay window to the front of the property.

### **KITCHEN**

A good-sized kitchen equipped with dishwasher and large Aga-style oven. There is also a door which leads out to the rear courtyard. Window to the rear.

## **LOWER GROUND FLOOR**

### **BASEMENT**

A door from the kitchen leads down to a handy storage space below the property. Currently houses the washing machine, tumble dryer and spare fridge.

## **FIRST FLOOR**

### **BEDROOM 1**

A generous bedroom with fitted wardrobes and two windows to the front of the property.

### **BEDROOM 3 / STUDY**

A smaller room on the first floor with window to the rear. Currently used as a home office.

### **BATHROOM**

A fully equipped house bathroom with low flush WC, washbasin and bath.

## **SECOND FLOOR**

### **BEDROOMS 2 AND 4**

There are two further bedrooms on the second floor.

### **SHOWER ROOM**

With low- flush WC, washbasin and shower.

### **OUTSIDE**

A small courtyard to the rear of the property with pedestrian gate.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 120.8 m<sup>2</sup> ... 1300 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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