



8 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0DX

£495,000

Guide Price

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A well-presented and spacious three-bedroom semi-detached house with driveway, garage and garden, situated in this popular location on the south side of Harrogate.

This deceptively spacious traditional 1940s-era semi-detached family house has many original features complementing the style and character of the accommodation. The stylish accommodation comprises two good-sized reception rooms with open fire in the sitting room and wood-burning stove in the dining room which also has glazed doors leading to the garden. There is a modern fitted kitchen and downstairs WC. Upstairs, there are three good-sized bedrooms and a bathroom with separate WC. A drive provides parking and leads to a detached garage, and at the rear of the property there is an attractive garden with southwesterly aspect.

The property is situated on Arthurs Avenue located close to the well-regarded Harrogate Grammar School and within easy reach of local shops, the town centre and the famous Harrogate Stray.





GROUND FLOOR

RECEPTION HALL

CLOAKROOM

With low-level WC and washbasin.

SITTING ROOM

A spacious reception room with bay window to the front, Character fireplace with open fire. Original cornice and picture rail.

DINING ROOM

A further good-sized reception room with an attractive fireplace with wood-burning stove, fitted cabinets and glazed patio doors leading to the garden. Ceiling cornice and picture rail.

KITCHEN

A modern fitted kitchen with a range of wall and base units with integrated appliances. Window to rear and glazed door to the side.



FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom with window to front.



BATHROOM

With washbasin, and bath with shower above.

SEPARATE WC

Window to side.

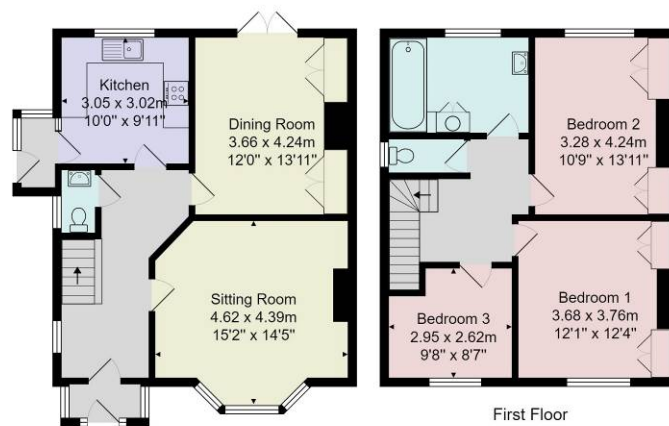
OUTSIDE

To the front of the property is a lawned garden with flower borders and established shrubs. Tarmac driveway to the side provides ample parking and turning and leads to a **DETACHED BRICK-BUILT SINGLE GARAGE**. To the rear is an enclosed garden with flagged patio, raised lawn and established herbaceous border. The rear garden enjoys a sunny, southwest-facing aspect.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 116.0 m² ... 1248 ft²

All measurements are approximate and for display purposes only.
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