



24 Coronation Avenue, Harrogate, North Yorkshire, HG2 8BY

£395,000

Guide Price

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A stylish and beautifully presented three-bedroom end-of-terrace stone-built property with private parking, situated in this most convenient and fashionable location just off Leeds Road.

This stunning property has been fully modernised and refurbished to an exceptional standard to now provide three good-sized double bedrooms with three en-suite bathrooms, together with generous and well-presented living accommodation comprising a separate sitting room together with impressive open-plan living area and kitchen with glazed doors leading to the garden. There is also a useful utility room and downstairs WC. Courtyard gardens provide an outdoor entertaining space as well as off-road parking. Works carried out include new electrical wiring, plumbing, heating system, partial air conditioning and new windows and doors throughout.

Coronation Avenue is a quiet residential street to the south side of Harrogate, close to the excellent amenities situated along Leeds Road, which include parade of shops and an M&S Food Hall, and within easy walking distance of Hornbeam Park railway station. The property also falls within the catchment area of popular primary and secondary schools. Harrogate town centre is within easy level walking distance of the property.

GROUND FLOOR ENTRANCE HALL

SITTING ROOM





A cosy reception room with wood panelled walls and bay window.

LIVING KITCHEN

A stunning open-plan kitchen and living area with space for sitting and dining, with fitted bench seating. Glazed doors lead to the garden with remote-controlled electric blinds. Air conditioning unit. The kitchen comprises a range of stylish modern units with quartz, worktop, island, and breakfast bar. Induction hob, integrated double ovens and microwave and integrated dishwasher.

UTILITY CUPBOARD

Providing a useful storage space with additional basin, worktop and plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with dressing area with fitted wardrobes and en-suite. Air conditioning unit.

EN-SUITE 1

A white modern suite comprising WC, washbasin set within a vanity unit, bath, and large walk-in shower. Tiled walls and floor. Heated Towel rail.

BEDROOM 2

A further double bedroom with en-suite.

EN-SUITE 2

A white modern suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail. Tiled walls and floor.

SECOND FLOOR

BEDROOM 3

A third double bedroom with en-suite and access to eaves storage space.

EN-SUITE 3

A white modern suite comprising WC, washbasin set within a vanity unit, and large shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

Forecourt garden to the front. To the rear there is a courtyard garden providing outdoor entertaining space, and space for off-road parking.

Tenure - Freehold

Council Tax Band - C





Total Area: 118.1 m² ... 1271 ft²

All measurements are approximate and for display purposes only.
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