



3 Church Avenue, Harrogate, North Yorkshire, HG1 4HE

£374,900

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A beautifully presented three-bedroom semi-detached house with driveway and attractive garden, situated in this popular residential location close to amenities and Harrogate town centre.

This impressive home has been updated and modernised to a high standard by the current owners. On the ground floor is a stunning open-plan kitchen and dining area with glazed door leading to the garden and a separate sitting room and downstairs WC. Upstairs, there are three bedrooms and a modern bathroom. A driveway provides parking and there is an attractive rear garden with a west-facing aspect.

The property is situated in this desirable location, well served by nearby amenities, just a short distance from Harrogate town centre and on the edge of beautiful open countryside.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window and wood-burning stove.

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with worktop, island and breakfast bar. Induction hob, electric oven and integrated dishwasher.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor. The main bedroom has an ornamental fireplace and fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin, free-standing bath and shower.

OUTSIDE

A driveway provides parking. To the rear there is an attractive garden with lawn, decked sitting area and timber garden shed.

AGENT'S NOTES

The property has a modern gas central heating system. The boiler is located in the kitchen.

The property has full double glazing throughout.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 105.7 m² ... 1138 ft²

All measurements are approximate and for display purposes only.

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