



7 Avenue Close, Harrogate, North Yorkshire, HG2 7LJ

£215,000

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A three-bedroom semi-detached property with generous drive and good size garden, in need of complete renovation. Situated in this convenient location close to local amenities.

The property comprises a living room, kitchen, conservatory, three bedroom, house bathroom and a detached garage and is situated in a quiet and convenient location within walking distance of excellent amenities, which include the shops and railway station providing easy access to Harrogate, Leeds, York and beyond.





GROUND FLOOR ENTRANCE HALL

LIVING ROOM

With large window to the front, electric fire and central heating radiator.

KITCHEN

With wall and base units, space and plumbing for appliances. Windows to the rear.

CONSERVATORY

With door to side.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor, all with central heating radiators and windows.

BATHROOM

Comprising bath with shower above, WC and washbasin. Window to the rear.

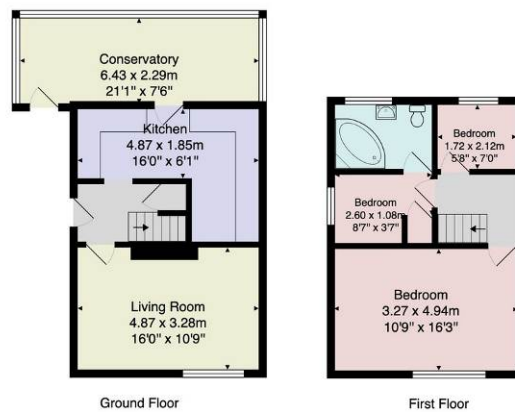
OUTSIDE

A large drive provides parking for multiple cars and leads to a detached single garage, a door to the conservatory and a good-sized garden to the rear.

Tenure - Freehold

Council Tax Band - C





Total Area: 84.5 m² ... 909 ft²
 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		