



99 The Avenue, Harrogate, North Yorkshire, HG1 4QG

£235,000

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A beautifully presented three bedroom townhouse with courtyard garden.

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This superb townhouse offers spacious and versatile accommodation arranged over three floors, with a delightful paved courtyard garden to the rear. The property has been updated to a high standard, featuring two reception rooms, a stylish modern kitchen, and a luxurious bathroom. The lower ground floor provides further flexible living space and a utility area, making this an ideal family home.

Situated in a popular location well served by the shops and amenities of Starbeck, including the railway station, the property is conveniently positioned for easy access to both Harrogate and Knaresborough. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window to the front, fitted shutters, and window seat with storage below.

### **DINING ROOM**

A further generous reception room with window to the rear and fitted shutters.

### **KITCHEN**

A modern fitted kitchen with a range of wall and base units, oak worktops and Belfast sink.

Gas hob, integrated oven, microwave, fridge/freezer, and dishwasher.

## **LOWER GROUND FLOOR**

### **FAMILY ROOM**

A versatile reception room or potential fourth bedroom.

### **WC**

With WC and basin.

### **UTILITY**

With space and plumbing for washing machine.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good sized bedrooms on the first floor.

### **BATHROOM**

A stylish modern bathroom comprising WC, basin set within a vanity unit, freestanding bath, and separate shower. Heated towel rail.

### **LOFT**

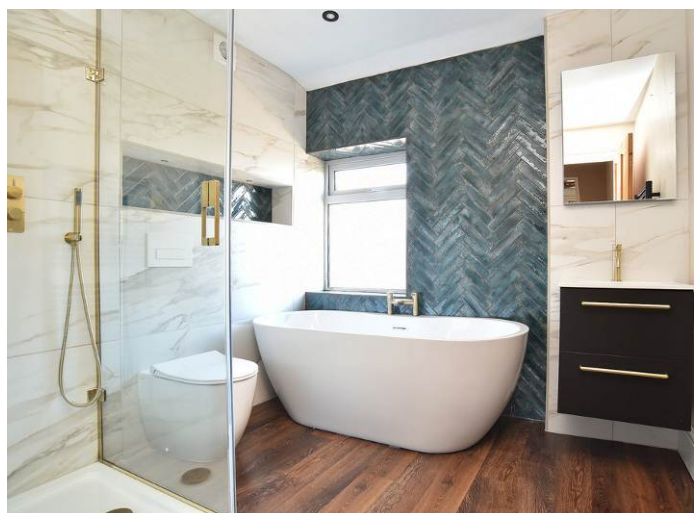
A pull-down ladder provides access to a loft space offering useful storage.

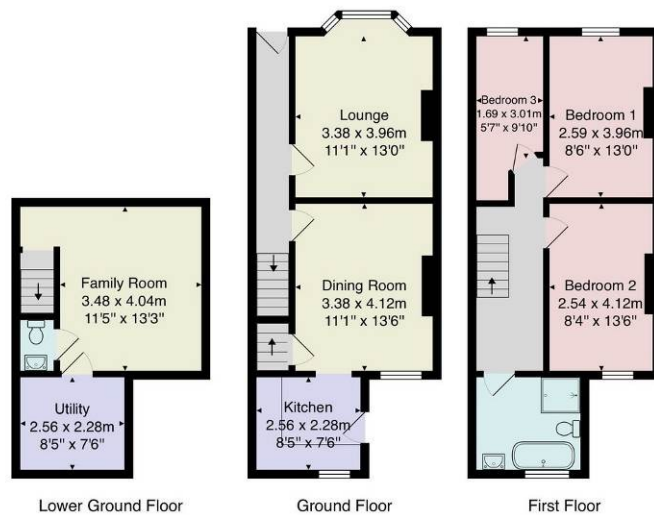
### **OUTSIDE**

To the rear of the property there is an attractive paved courtyard garden with a useful timber store.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 109.0 m<sup>2</sup> ... 1173 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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