



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

£335,000

Guide Price

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An attractive and deceptively spacious three-bedroom townhouse offering well-appointed accommodation with modern kitchen and bathroom fittings, situated in a quiet yet highly convenient location close to Leeds Road.

This superb home provides comfortable and well-presented accommodation with two generous reception rooms, a modern fitted kitchen and three good-sized bedrooms. The property also benefits from gas central heating, double glazing and an attractive enclosed courtyard garden.

The property is situated within a popular residential area well served by local shops and amenities on Leeds Road, and within walking distance of Hornbeam Park railway station. Harrogate town centre is also within easy reach. Early viewing is strongly recommended.





GROUND FLOOR

ENTRANCE HALL

With modern composite front door.

LOUNGE

A spacious reception room with bay window to the front. Attractive period fireplace with living-flame gas fire.

DINING ROOM

A further reception room with double-glazed window to the rear and feature rustic brick fireplace with solid-fuel stove. Under-stairs cupboard.

KITCHEN

A modern fitted kitchen with double-glazed windows to the rear and side and external door to the side. The kitchen comprises a range of contemporary units with gas hob and extractor above, oven below, integrated fridge, freezer and slim-line dishwasher, and space with plumbing for a washing machine. Fitted cupboard housing the gas central heating boiler.



FIRST FLOOR

BEDROOM 1

A large double bedroom with two double-glazed windows to the front, fitted wardrobes and feature period fireplace.

BEDROOM 2

A further double bedroom with fitted wardrobe and window to the rear.

BEDROOM 3

A good-sized third bedroom with double-glazed window to the rear.



BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Double-glazed window to the side.

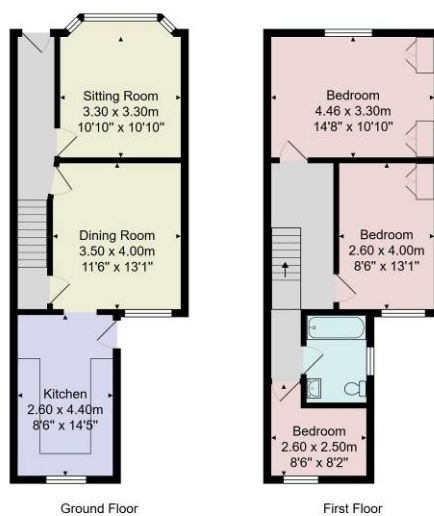
OUTSIDE

To the front of the property there is a small forecourt garden with hedge boundary. To the rear, there is an attractive enclosed courtyard garden enjoying a good degree of privacy with pleasant south- and west-facing aspect.

Tenure - Freehold

Council Tax Band - C





Total Area: 91.3 m² ... 983 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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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		