Tennyson Avenue, Harrogate, HG1 3LE

Asking Price: £430,000

A delightful and extended four bedroom detached family home, situated in this highly sought after Bilton location on the edge of Nidd Gorge & Bachelor Fields, with attractive south facing rear garden, ample parking and presented to a high standard throughout.

Offering generous family living space, the accommodation in brief comprises: Entrance hallway, WC, dining/sitting room, lounge, office, modern breakfast kitchen, four first floor bedrooms, the main bedroom has a modern re-fitted en-suite shower room and house bathroom with re-fitted modern suite.

To the outside is ample off road parking for three cars to the front and leads to an attached garage. The enclosed rear garden is laid mainly to lawn with patio area and well stocked flower beds. There is also a further side gravel garden. An early viewing is strongly recommended.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
LOCATION
Tennyson Avenue is situated in a particularly sought after residential location to the North of Harrogate. Ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities and also provides excellent road links out of Harrogate via the A59/61 onwards to York and Leeds and the A1M both North and South, making this an ideal base for travelling throughout the region.

DIRECTIONS
Leave Harrogate town centre via Parliament Street and turn right at the traffic lights onto Kings Road. Proceed straight ahead at the next set of traffic lights, continuing to the end of Kings Road. Turn left at the T junction traffic lights onto Skipton Road and at the next set of traffic lights turn right onto Bilton Lane and continue for some distance before turning left onto Tennyson Avenue, where No 105 is located on the left hand side.

ENTRANCE HALL
Access via UPVC entrance door, stairs to first floor, radiator, laminate flooring, door to garage, loft access, doors to:

WC
Low level WC, sink unit, laminate flooring, UPVC double glazed window to front elevation.

DINING / SITTING ROOM
4.19m (13' 9") x 3.73m (12' 3")
UPVC double glazed window to rear elevation, radiator, laminate flooring, TV point, fire place with electric fire. Opening to:

BREAKFAST KITCHEN ROOM
5.10m (16' 9") x 3.22m (10' 7")
Modern fitted range of wall and base mounted units with working surfaces over with inset one and a half stainless steel sink unit and mixer tap, inset four burner gas hob, with extractor hood and glazed splash back, electric double oven, breakfast bar, integrated dishwasher and fridge freezer, inset ceiling spot lights, back ground lighting, sliding patio doors ;leading to rear garden, UPVC double glazed window to front elevation. Door to:

LOUNGE
4.80m (15' 9") x 3.63m (11' 11")
UPVC double glazed French doors opening to rear garden, two UPVC double glazed windows to side elevation, fire place with gas fire, radiator, TV point. Door to:

OFFICE
3.63m (11' 11") x 2.01m (6' 7")
UPVC double glazed window to front elevation, laminate flooring, radiator.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to front elevation, storage cupboard, doors to:

MAIN BEDROOM
4.95m (16' 3") x 3.00m (9' 10")
UPVC double glazed window to rear elevation, radiator, range of modern fitted wardrobes, fitted cupboard, TV point, Door to:

ENSUITE SHOWER ROOM
Modern refitted suite comprising walk-in shower unit with glazed screen and shower over, low level WC, sink unit with mixer tap, tiled floor and walls, heated towel rail, inset ceiling spot lights, UPVC double glazed window to rear elevation.

BEDROOM TWO
2.67m (8' 9") x 2.08m (6' 10")
UPVC double glazed window to front elevation, radiator.

BEDROOM THREE
3.63m (11' 11") x 1.93m (6' 4")
UPVC double glazed window to rear elevation, radiator.

BEDROOM FOUR
3.63m (11' 11") x 1.90m (6' 3")
UPVC double glazed window to front elevation, radiator.

BATHROOM
Modern refitted suite comprising panel bath with shower rover, low level WC, wall mounted sink with mixer tap and cupboards and drawers under, inset ceiling spot lights, UPVC double glazed window to front elevation, tiled walls and floor, chrome heated towel rail.

OUTSIDE
Lawn garden with mature bushes to the front with a driveway providing off road parking for three cars and leads to an attached garage with up and over door, power and light laid on, rear door and glazed window to rear. The enclosed rear south facing garden is laid mainly to lawn with attractive and well stocked flower beds, patio seating area, timber shed and fencing to perimeters. Further side gravel garden with fencing to perimeters and gate to front.

VIEWING ARRANGEMENTS
By Appointment With: Hunters
Tel: 01423 536222

OPENING HOURS:
Monday,Tuesday, Wednesday, Friday: 09:00 - 17:30
Thursday: 09:30 - 17:00
Saturday: 09:00 - 16:00
Sunday: 11:00 - 14:00

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
105 Tennyson Avenue, Harrogate, North Yorkshire
Approximate Gross Internal Area
134 Sq M/1448 Sq Ft

Ground Floor
- Garage: 5.10 x 2.64
  16'9" x 8'8"
- Diner Room: 4.10 x 3.74
  13'9" x 12'3"
- Kitchen: 5.10 x 3.22
  16'9" x 10'7"
- Office: 3.64 x 2.00
  11'11" x 6'7"

First Floor
- Lounge: 4.79 x 3.64
  15'9" x 11'11"
- Main Bedroom: 4.96 x 3.00
  16'3" x 9'10"
- Bedroom 1: 2.66 x 2.08
  8'9" x 6'10"
- Bedroom 2: 2.66 x 2.08
  8'9" x 6'10"
- Bedroom 3: 3.64 x 1.91
  11'11" x 6'4"
- Bedroom 4: 3.63 x 1.91
  11'11" x 6'3"

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.