

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fountains Avenue

Harrogate, HG1 4EP

Council Tax: B

Guide Price £230,000





# Fountains Avenue

Harrogate, HG1 4EP

Guide Price £230,000



## Entrance Hall

Radiator, stairs to first floor, door to:

## Lounge

19'6" x 11'6" (5.96 x 3.51)

UPVC double glazed windows to front and rear elevations, two radiators, TV point, wall mounted electric avenue, door to:

## Kitchen

19'7" x 11'2" (5.97 x 3.41)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit, inset gas hob with extractor hood over and built in electric oven, space for tall fridge freezer, plumbing and space for washing machine, space for table, under stairs storage cupboard, further storage cupboards, space for tumble dryer, UPVC glazed door to side access, UPVC double glazed window to side elevation, UPVC double glazed window to rear elevation.

## First Floor Landing

Storage cupboard, doors to:

## Bedroom One

11'8" x 10'2" (3.58 x 3.12)

UPVC double glazed window to front elevation, radiator, range of fitted wardrobes and over head units, large storage cupboard.

## Bedroom Two

13'8" x 9'1" (4.17 x 2.77)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

10'7" x 6'4" (3.24 x 1.94)

UPVC double glazed window to front elevation, radiator.

## Shower Room

Modern white suite comprising walk-in shower cubicle with electric shower and glazed screen, low level WC, wall mounted sink with cupboards under, aqua boarding to walls, radiator, UPVC double glazed window to rear elevation.

## Outside

To the front in an attractive low maintenance gravel garden with mature flower beds and a pathway leading to front door. An extensive driveway provides ample off road parking for a number of cars. To the rear is a stunning garden laid to lawn with mature shrubs and flower beds, paved patio area, two timber shed, a summer house and a greenhouse, with fencing to perimeters.

## EPC

Environmental impact as this property produces 2.8 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; B  
EPC: C

Construction - Pre-fabricated - shuttle built - steel frame with concrete walls.

An opportunity to purchase a spacious three bedroom semi-detached home, with ample off road parking and an attractive rear garden. The property is situated in a highly sought after Bilton location, close to a range of local amenities and Nidd Gorge.

Offering generous living space throughout, the accommodation has been well maintained by the current owners but does require some updating and briefly comprises: Entrance hallway, lounge, dining kitchen, three first floor bedrooms and a modern shower room.

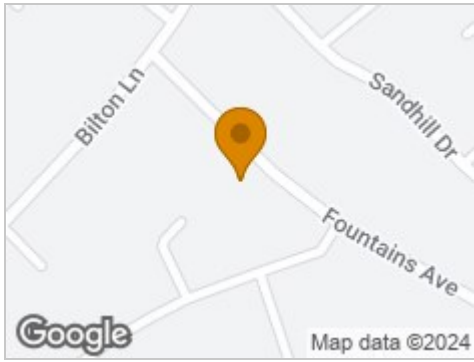
To the outside, there is a low maintenance gravelled garden to the front with gate and path to the front door. A driveway accessed through double gates provides ample off road parking and leads to an attractive rear garden, laid mainly to lawn with timber shed, greenhouse and summerhouse.

- SPACIOUS FAMILY HOME
  - Dining kitchen
  - Attractive rear garden
  - Ample off road parking
  - Modern shower room
  - Some updating required
    - Recently fitted boiler
  - Three generous bedrooms
    - Sought after location
- Viewing highly recommended





## Road Map



## Hybrid Map



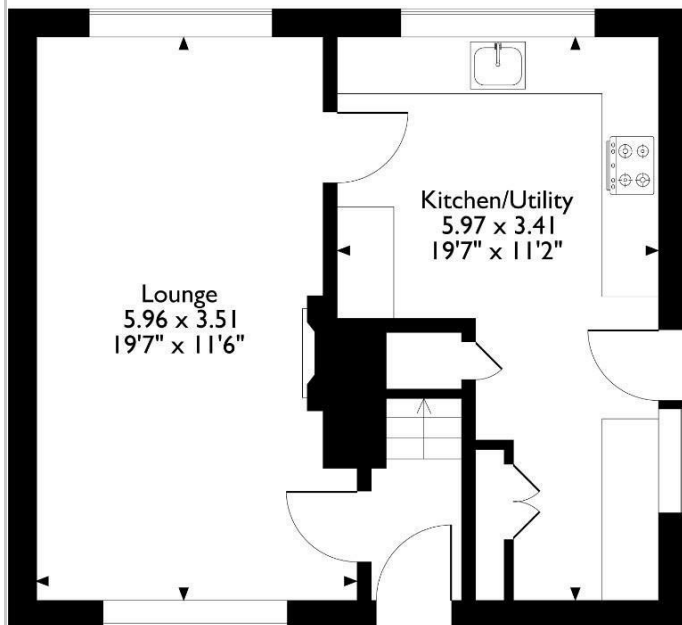
## Terrain Map



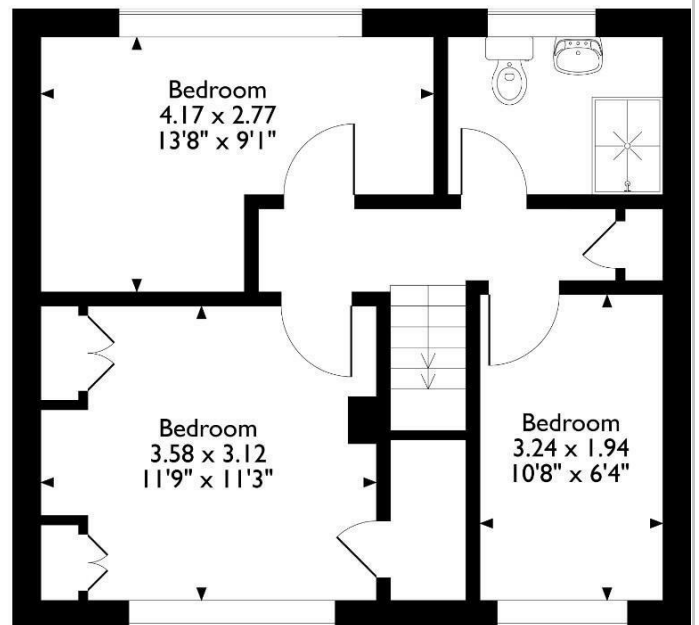
## Floor Plan

# 18 Fountains Avenue, Harrogate, North Yorkshire

## Approximate Gross Internal Area 78 Sq M/840 Sq Ft



**Ground Floor**



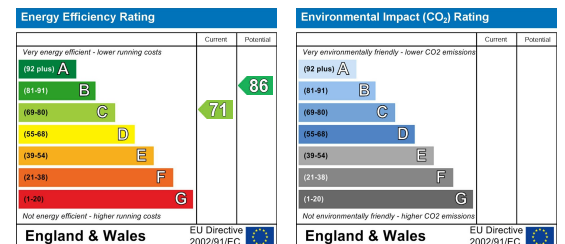
**First Floor**

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.

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **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.