



## The Avenue, Harrogate, HG1 4QG

- NO ONWARD CHAIN
- Two reception rooms & conservatory
- Guest WC
- Spacious split level rear lawn garden
- Close to the amenities on the High Street & superb transport links
- Large plot
- Three generous bedrooms
- Ample off road parking & tandem garage
- Some updating required
- Council Tax band C

**Guide Price £350,000**





# The Avenue, Harrogate, HG1 4QG

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. Located on this highly sought after tree lined street, with immediate access to the wide ranging local amenities to include the railway station, is this superb, spacious family home with three generous bedrooms and large plot with ample off road parking and tandem garage.

The accommodation benefits from gas central heating, extensive UPVC double glazing and comprises: Secure entrance porch, hallway with guest WC, lounge with bay window and double doors opening to a dining room, spacious kitchen with secure rear entrance lobby and conservatory with double doors opening to the rear garden. A first floor landing with double storage cupboard offers access to three spacious bedrooms and house bathroom with coloured suite.

Outside, there is a lawn garden to the front with large driveway providing ample off road parking for a number of vehicles, leading to tandem garage with power and light laid on, side door and windows. The rear split level garden is laid to lawn, with patio seating area, sun terrace and wild flower bed.

An early viewing come highly recommended to appreciate the accommodation on offer.

Directions: From Knaresborough Road, continue over the level crossing onto the High Street, taking the left hand turning onto The Avenue. Continue for some distance and the property can be found on the left hand side, identified by our Hunters For Sale board.  
Tenure Type; Freehold

Council Tax Banding; C

### EPC

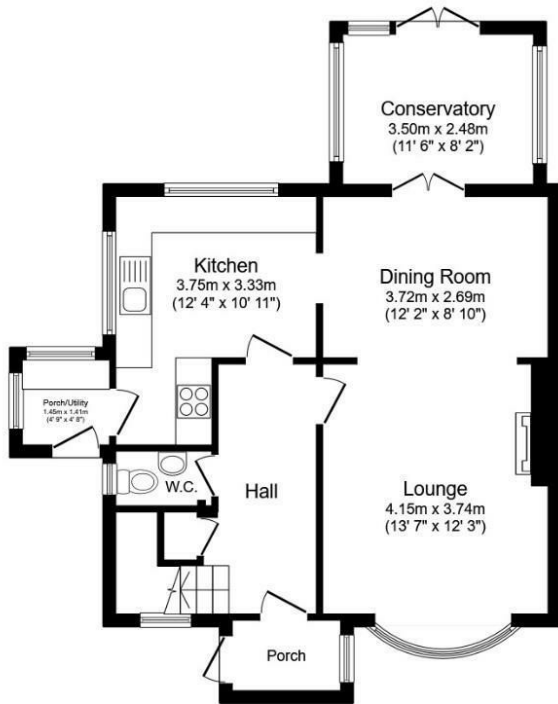
This property produces 6.2 tonnes of CO2







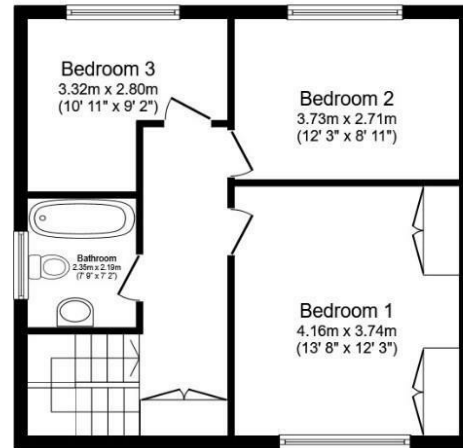




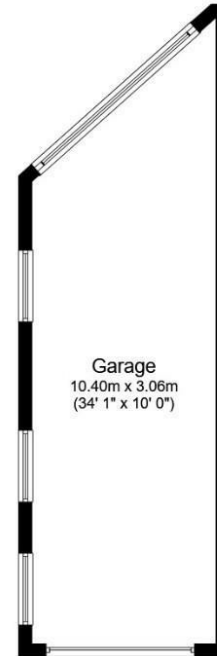
**Ground Floor**

Total floor area 141.0 m<sup>2</sup> (1,517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



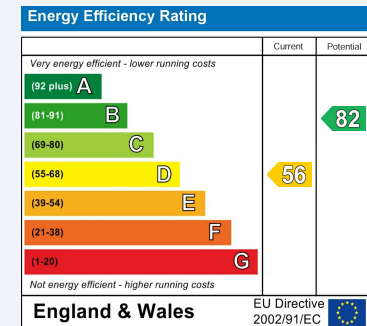
**First Floor**



**Garage**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

