



## Fairways Avenue, , Harrogate, HG2 7EH

- THREE BEDROOM SEMI DETACHED HOME
- Ideal family home or investment potential
- Large lounge with dining space
- Utility room
- Easy to maintain front and rear gardens
- Sought after neighbourhood
- Modern throughout
- Integrated kitchen
- Driveway parking for two cars
- Council Tax Band C

**Guide Price £240,000**



# Fairways Avenue, , Harrogate, HG2 7EH

## DESCRIPTION

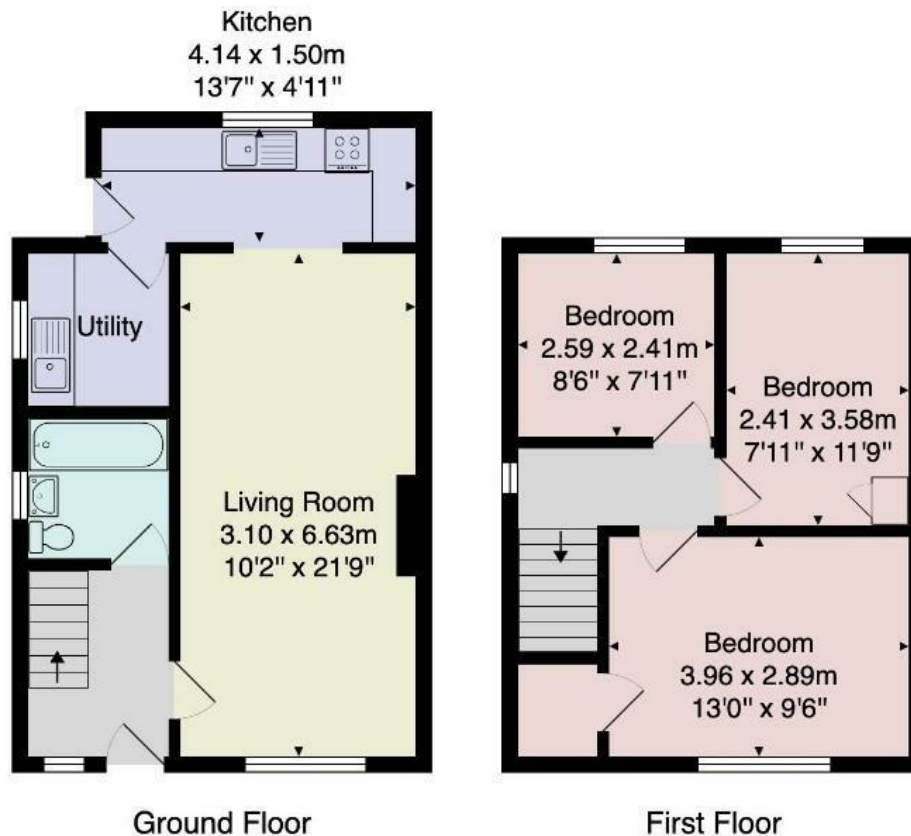
A recently refurbished three bedroom, semi-detached property now available. With an extended kitchen and living space and easy to maintain gardens, the property is located in a sought after neighbourhood between Harrogate and Knaresborough with local amenities and good transport links close by.

With UPVC double glazing and gas central heating the property briefly comprises: Entrance into the hallway with a door to the ground floor modern bathroom and the open plan living and dining space with opening through to the modern kitchen, incorporating integrated fridge freezer and dishwasher. The property benefits from an extremely useful utility room with space for a washing machine and tumble dryer. Stairs rise to the first floor landing which provides access to the three bedrooms, two of which feature built in wardrobes.

Outside to the front, a driveway with parking for two cars and easy to maintain gravel laid garden. To the rear, a two tiered large garden with a shed, again easy to maintain and perfect for seating and outdoor dining. Available for immediate viewing - please call to arrange on 01423536222.







**Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup>**

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

### Viewings

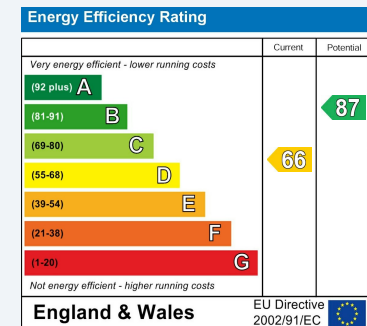
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.