



## Stonefall Avenue, Harrogate, HG2 7NS

- NO ONWARD CHAIN
- Extensive enclosed rear garden
- Bathroom with white suite
- Convenient vehicular access to the town centre, Knaresborough & the A59
- Two reception rooms
- Ample off road parking & garage
- Close to local amenities to include schools, shops & the railway station
- Council Tax Band C



**Guide Price £295,000**

# Stonefall Avenue, Harrogate, HG2 7NS

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb opportunity to purchase a spacious, traditional three bedroom semi-detached home, with generous rear garden. The property is situated in a sought after location, close to local amenities to include infant/junior schools, shops and convenient vehicle access to the town centre, Knaresborough and the A59.

Benefitting from extensive UPVC double glazing and gas central heating, the accommodation comprises: Entrance hallway, lounge with walk-in bay window and feature fireplace, dining room again with bay window with door opening too the the rear garden, kitchen with integrated hob, extractor and oven, three first floor bedrooms and house bathroom with white suite.

To the outside the property has the benefit of a mature lawned garden to the front, a block paved driveway provides off road parking, leading to a detached garage with up and over door. Gated access opens to an enclosed, extensive mature rear garden laid mainly to lawn with raised decked seating area.

We strongly recommend an early viewing.

### EPC

This property produces 3.4 tonnes of CO2  
Energy rated D

### Material Information - Harrogate

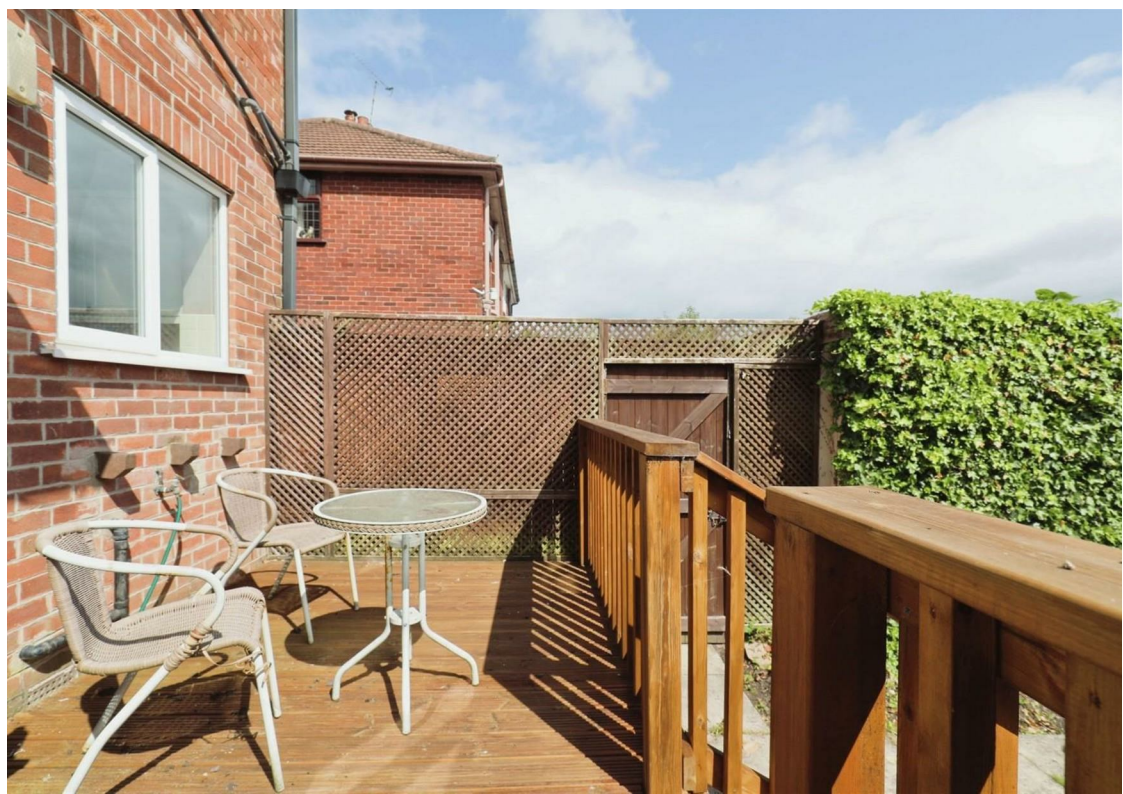
Tenure Type: Leasehold

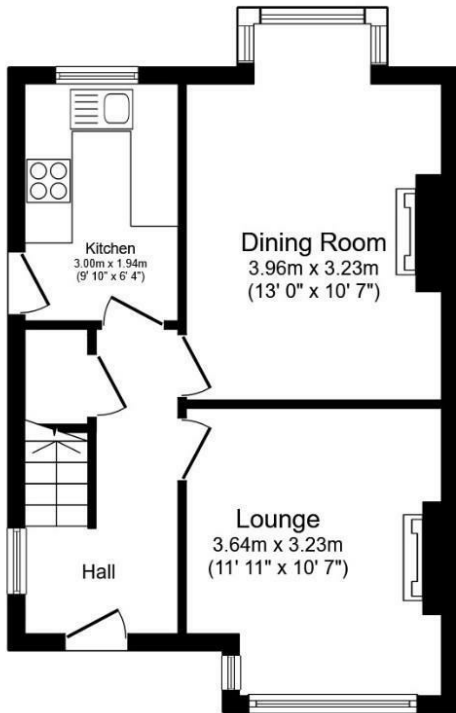
Leasehold Years remaining on lease: TBC

Leasehold Annual Service Charge Amount £TBC

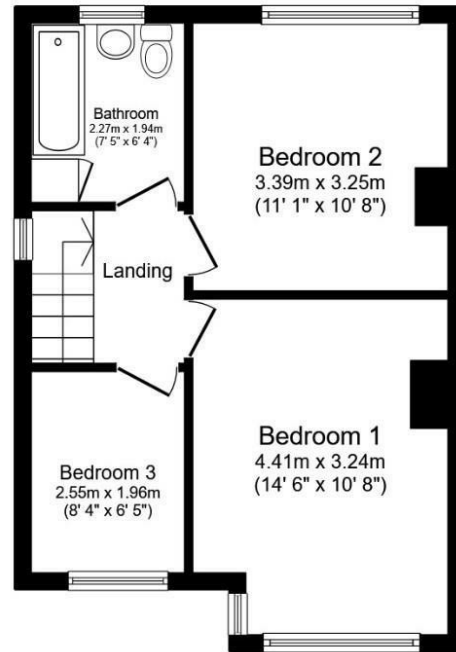
Council Tax Banding: C



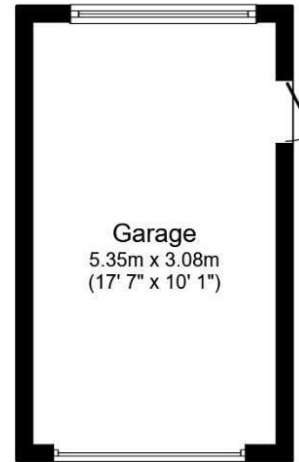




**Ground Floor**



**First Floor**



**Garage**

Total floor area 94.9 m<sup>2</sup> (1,022 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)

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

