



North Lodge Avenue, Harrogate, HG1 3HX

- Ideal for first time buyers
- Accommodation arranged over four floors
- Stunning courtyard garden
- Open kitchen diner
- Early viewing highly recommended
- Sought after location
- Period property
- Modern throughout
- Main bedroom with en suite
- COUNCIL TAX BAND B

Offers Over £300,000



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DESCRIPTION

A truly amazing three bedroom period semi detached home, stylishly presented to a very high standard, with accommodation arranged over four floors. The property is situated in a highly sought after location, close to wide ranging local amenities and close to the A59 towards the Yorkshire Dales.

Offering generous and flexible living space throughout, the accommodation comprises: Entrance hallway opening to a beautifully presented and homely lounge with additional snug to the rear with French doors to the garden. Stairs descend to the lower ground floor into a stunning open plan modern dining area and kitchen featuring an integrated oven, hob, extractor and dishwasher and space for a fridge freezer and washing machine , complete with wood working surfaces.

To the first floor are two bedrooms and a modern family bathroom with separate shower and bath. Stairs rise to the upper floor landing with a door to the main bedroom and en-suite shower room.

To the outside, is an easy to maintain and attractive courtyard garden to the rear with timber garden shed with gated side access. Early viewing comes highly recommended to appreciate the accommodation on offer.



EPC

Energy rating D

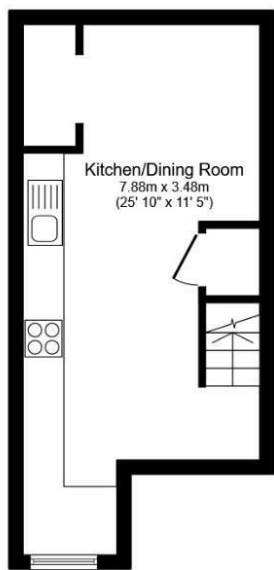
This property produces 6.2 tonnes of CO2

Material Information - Harrogate

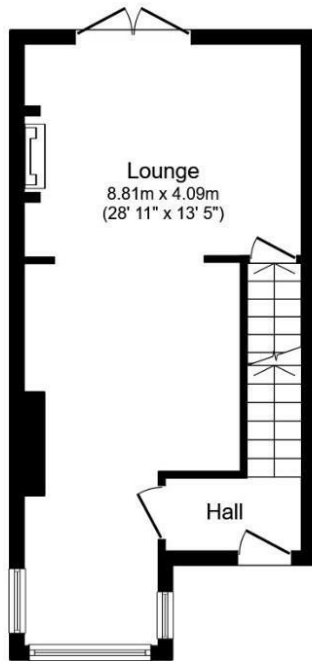
Tenure Type: Freehold

Council Tax Banding: B

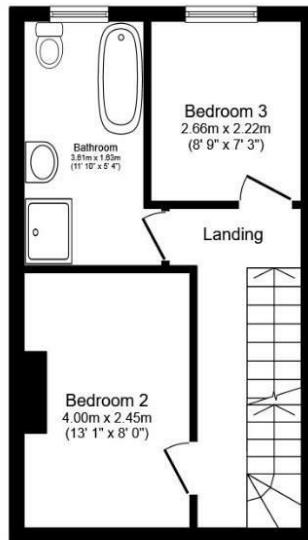




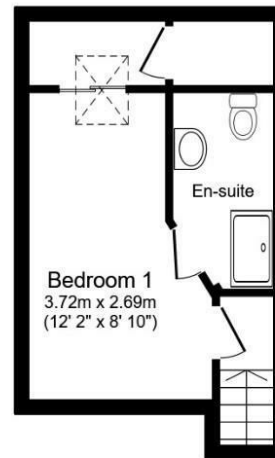
Basement



Ground Floor



First Floor



Second Floor

Total floor area 109.0 m² (1,173 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

Viewings

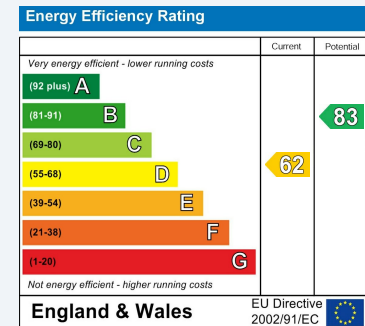
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

