



Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NR

- NO ONWARD CHAIN
- Off street parking at the rear
- Separate kitchen and diner
- Close to local amenities
- Four bedroom townhouse
- Two reception rooms
- Three double bedrooms
- Council Tax Band B

Guide Price £260,000



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DESCRIPTION

NO ONWARD CHAIN. This terraced house located on Stonefall Avenue offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout is designed to maximise space and functionality, creating a warm and welcoming atmosphere throughout.

For those with vehicles, the property includes parking for one vehicle, a valuable asset in this desirable location. Harrogate is renowned for its beautiful parks, excellent schools, and vibrant community, making it a sought-after place to live.

This terraced house on Stonefall Avenue presents a wonderful opportunity for anyone looking to settle in a picturesque part of North Yorkshire. With its spacious living areas and convenient amenities, it is a property that truly deserves your attention.

EPC
Energy rating D
This property produces 5.4 tonnes of CO₂

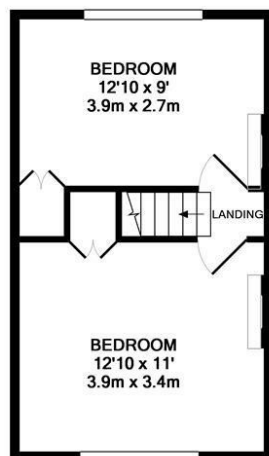
Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B



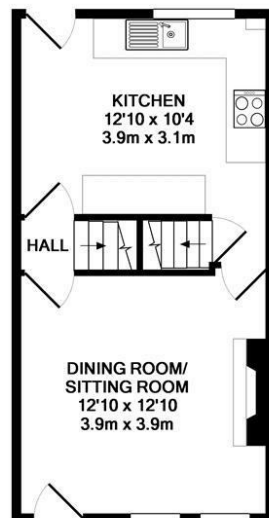




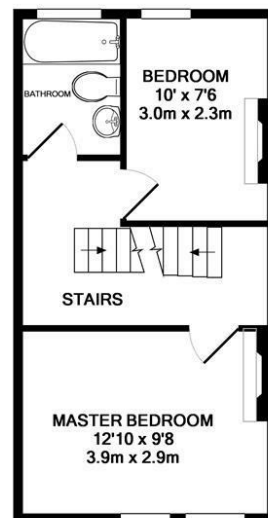
BASEMENT LEVEL



2ND FLOOR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

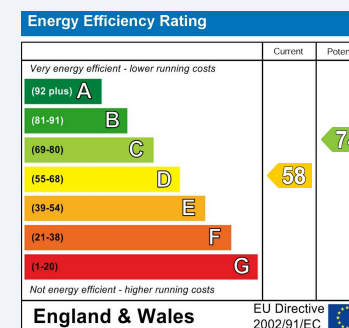
Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.