



The Avenue, Harrogate, HG1 4QG

- NO ONWARD CHAIN
- Main bedroom includes an en suite bathroom
- Includes a downstairs WC
- Driveway offers off-road parking
- Early viewing highly recommended
- Features three generously sized double bedrooms
- Spacious kitchen and dining area
- Garage provides ample storage space
- Close to local amenities, schools and parks
- Council Tax Band D

Guide Price £325,000



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DESCRIPTION

NO ONWARD CHAIN. Located on The Avenue, this semi-detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including the main bedroom complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

Upon entering, there is a hallway, with inbuilt storage and internal access to the garage and to the kitchen / diner, perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout. The property also features a convenient downstairs WC, adding to the practicality of the home.

For those who require additional storage space, hobbies or a vehicle, while the driveway allows for off-road parking, ensuring that parking is never a concern.

The Avenue is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. The property is also close to open countryside, close to the cycle path that links to Harrogate and Knaresborough. This property not only offers a comfortable living space but also the lifestyle that comes with residing in such a desirable area.

In summary, this semi-detached house on The Avenue is a wonderful opportunity for anyone looking to settle in Harrogate. With its spacious rooms, modern conveniences, and excellent location, it is a property that truly deserves your attention.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

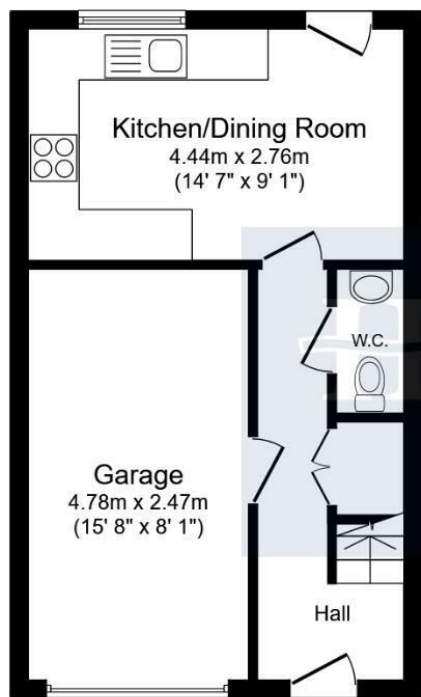
Tenure Type: Freehold

Council Tax Banding: D





173, The Avenue, Harrogate, HG1 4QG, GB



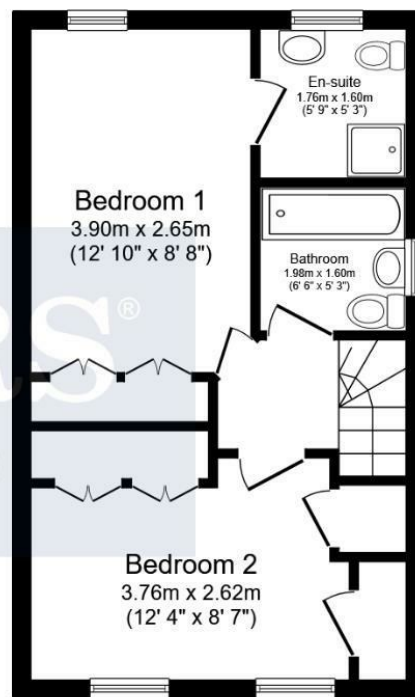
Ground Floor

Floor area 34.0 sq.m. (366 sq.ft.)



First Floor

Floor area 34.0 sq.m. (366 sq.ft.)



Second Floor

Floor area 34.0 sq.m. (366 sq.ft.)

Total floor area: 101.9 sq.m. (1,097 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

