



2 Fairways Avenue  
Harrogate

**WINDSOR COURT**  
PROPERTIES





# Property

2 Fairways Avenue  
Harrogate  
HG2 7EH



## GUIDE PRICE £259,950

A well-proportioned 3 bed semi in this popular location with easy access to the local amenities and schools.

The home has a welcoming bright position with overhang porch feature and a pleasant paved path. Internally a large open plan kitchen/dining area, kitchen fitted with washing machine and electric oven and gas hob. A large lounge with bay windows allowing plenty of natural light is a room that has great potential to personalise.

Upstairs 3 well-proportioned airy bedrooms including a master en-suite and house bathroom.

Externally a double size garage and off-street parking along with an easy to maintain garden area complete this house that has been priced very sensibly.

- 3 Bedrooms
- Downstairs WC
- Garage
- Open Plan Living Dining Room
- Bedroom With En-Suite Bathroom
- Garden To Side And Rear
- Off Street Parking

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### TENURE

Freehold.

### FIXTURES AND FITTINGS

Are to be negotiated separately.

### SERVICES

All mains services are connected.

### RATING AUTHORITY

Harrogate Borough Council.



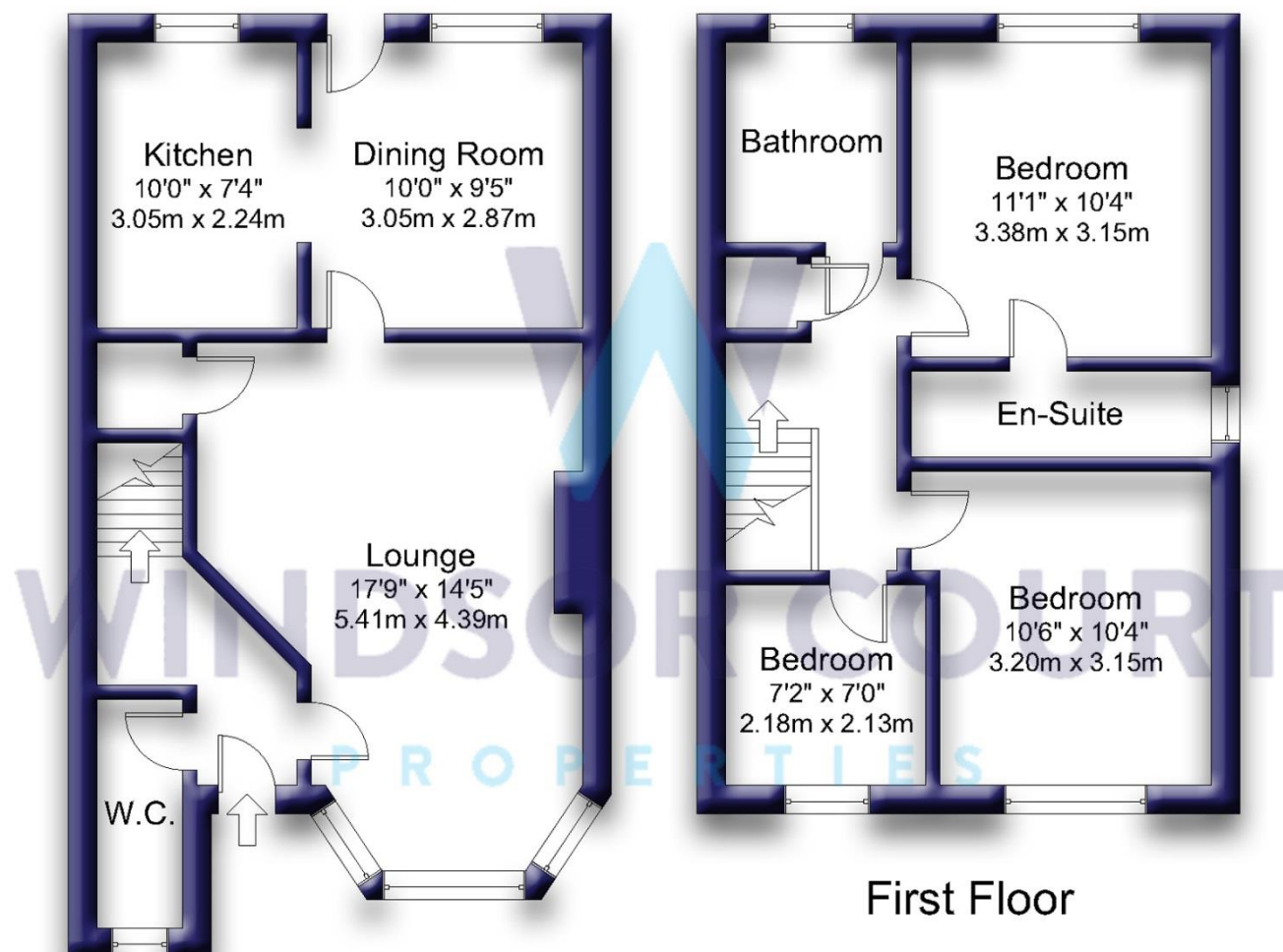


## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Not to Scale. Copyright © Apex Plans.