

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.





The Old Post Office, 81-83 High Street, Knaresborough HG5 0HL "Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. T: 01423 869584 F: 01423 865671 E: wcourt@btopenworld.com www.windsorcourtproperties.co.uk

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale". Printed by Ravensworth 01670 713330

