



Avenue Terrace, Harrogate Asking Price £199,995

**** SPACIOUS LIVING ROOM ****

A well presented end of terrace property enjoying 2 bedroom living accommodation with delightful rear courtyard garden, and situated within this most convenient location.



Accommodation

We are delighted to offer for sale this well presented end terrace property within short walking distance of the amenities of Starbeck including the railway station and offering quick and easy access to both Harrogate and Knaresborough. The property enjoys well presented living accommodation and is certain to be of interest to first time buyers, professional couples and property investors.



Internally the property is entered via a uPVC framed double glazed front door into a spacious lounge which has been recently decorated and features a log burning cast iron stove with an exposed brick surround.

The lounge benefits from a two arched display niche as well as a television aerial point and coved cornices.



The property's kitchen has a built-in range of base units to three sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. Included within the kitchen is a built-in Beko electric oven with a four point gas hob unit and brushed stainless steel extractor canopy. There is space for a freestanding fridge freezer unit, washing machine, and the kitchen benefits further from tiled flooring. The property's bathroom is located on the ground floor and has a modern three piece white suite comprising a low flush WC, wash hand basin and an inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes a heated chrome towel rail and extractor fan.



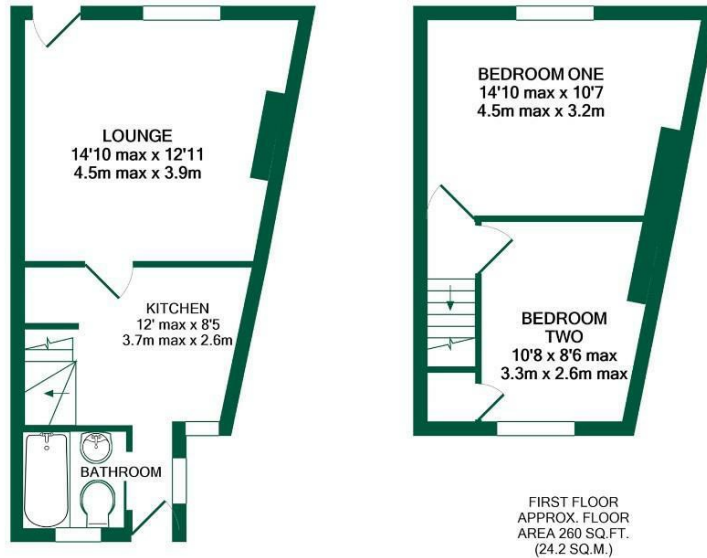
To the first floor are two good sized bedrooms, the main bedroom of which is at the front of the property with bedroom two at the rear having a built-in overstairs cupboard. Both bedrooms have uPVC framed double glazed casement windows.

To The Outside

The property is accessed directly off Avenue Terrace and enjoys a delightful rear courtyard garden which is extensively flagged with surrounding fenced boundaries. The courtyard provides ample space for dining and entertaining with a lockable garden gate which gives secondary side access.

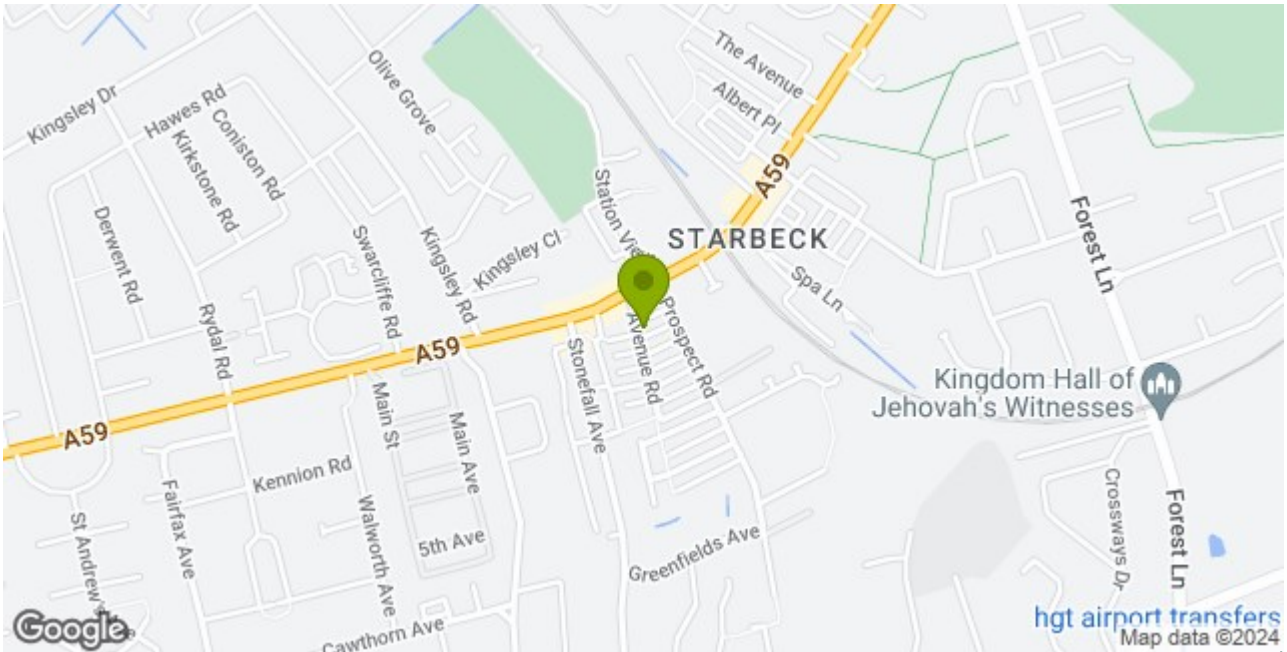


The property benefits from solar panels which form part of the asking price.



TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

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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