



Wharfedale Avenue, Harrogate Asking Price £220,000

**** NO ONWARD CHAIN ****

A period townhouse set in this most popular location offering 3 storey living accommodation, with rear courtyard garden, ideal for couples, small families and property investors.



Accommodation

The property is entered at the front via a uPVC framed double glazed entrance door into a through lounge which includes a television aerial point, low level storage cupboards with display shelving, and open fireplace.



The property's kitchen is located at the rear of the house having a range of built-in base units with worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ample space for a breakfast table. There is an electric point for a cooker and plumbing for a washing machine. French doors lead out onto the rear gardens beyond.



An inner hall with staircase leads to the first floor accommodation. The first floor landing also has a staircase which leads to the second floor. There is a spacious double bedroom located to the front of the property on the first floor with a box room/study at the rear. The first floor also hosts the house bathroom which has a low flush w/c, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes recessed ceiling down lighters and heated towel rail.

To the second floor are 2 further bedrooms, both featuring double glazed Velux roof lights.

To The Outside

The property fronts directly onto Wharfedale Avenue with a stepped access to the front door adjoining the herbaceous front border.

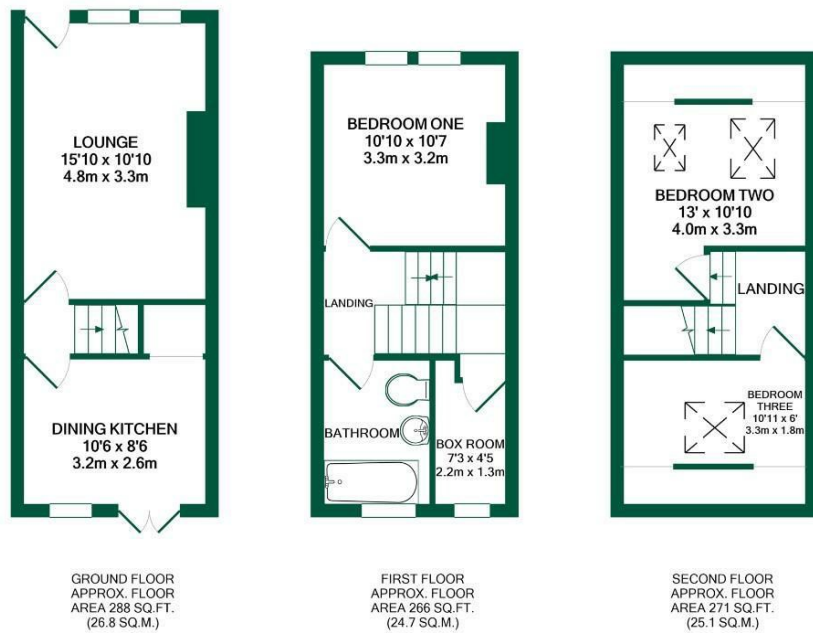


The property's rear garden is low maintenance in nature with a raised side herbaceous border and hardstanding providing ample space for garden furniture.

The rear garden is enclosed by fenced boundaries with a gated rear access and timber built garden shed, which is included within the sale.

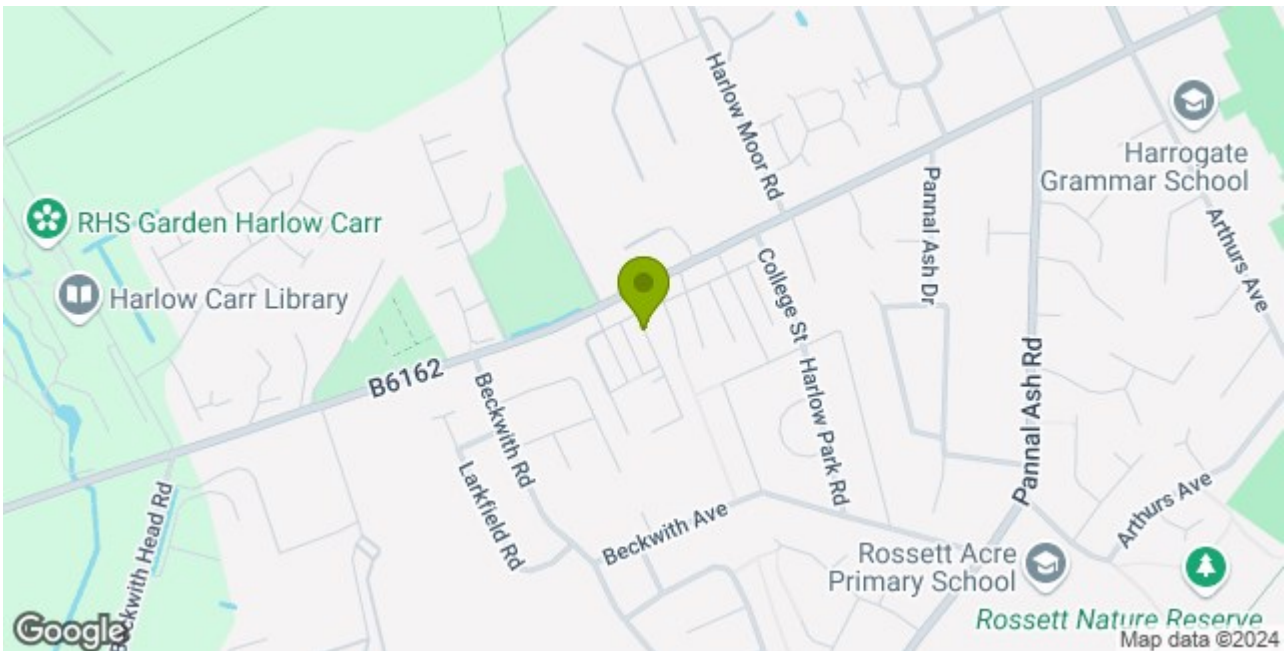
The property is being offered for sale with both vacant possession and no onward chain and is certain to be of interest to DIY enthusiasts, investors, and professional couples.





TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 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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