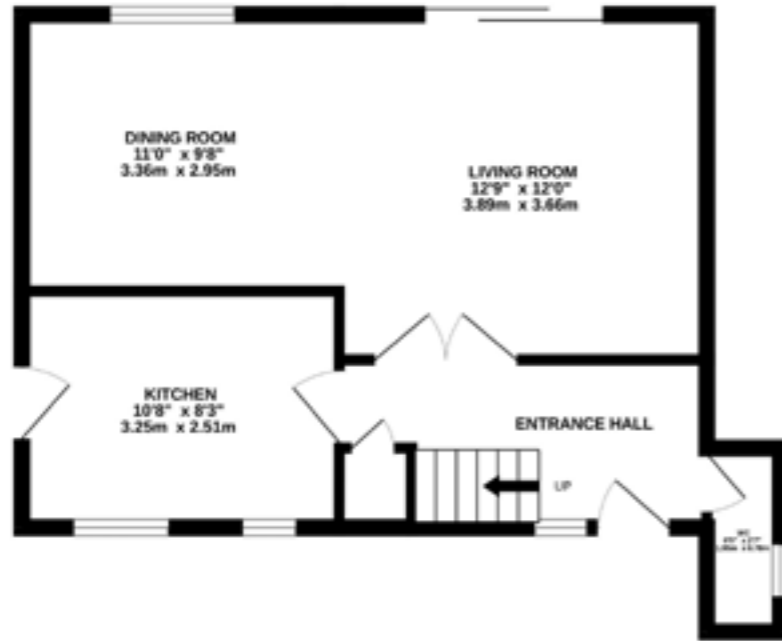


GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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78 ARTHURS AVENUE  
HARROGATE, HG2 0EB

**£425,000**  
CHAIN FREE

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

**78 ARTHURS AVENUE | HARROGATE | HG2 0EB**

**A three bedroom detached property  
in need of modernisation**

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Entrance Hall | Living Room | Dining Room | Kitchen | Cloakroom with wc

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Three Bedrooms | En-suite | House Bathroom

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Lawned Gardens | Detached Garage | Driveway with Parking

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Council Tax: Band E | Energy Rating: TBC | Tenure: Freehold



**An extremely rare opportunity to purchase this detached family property which is now in need of modernisation**

The property offers a blank canvas for further extension - subject to the usual consents.

The property is situated within minutes walk of the Harrogate Grammar School, with Harrogate town centre only a short distance away.

The accommodation has the benefit of double glazing and central heating and comprises: a covered porch, entrance hall with separate ground floor cloakroom, fitted kitchen with personal door to the side, large open plan living/dining room with sliding patio doors to the rear garden. To the first floor there are three bedrooms and a house bathroom.

To the front and side of the property is a gravelled driveway with mature boundary hedging, offering ample off street parking for several vehicles, leading to a **Detached Garage 16'8" x 8'3"**.

A hand gate leads to the rear garden which is mainly set to lawn with mature boundary hedging and fencing.

