



**36 STONEFALL AVENUE
HARROGATE**

**£210,000
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.

A brick built inner terraced property, currently split into two flats, situated close to the facilities of Starbeck High Street, including a rail link for easy commuting to Leeds, York and Harrogate. Harrogate town centre is only a short distance away.

NOW REQUIRING FULL MODERNISATION

PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANCIES

A self-contained ground floor flat with the benefit of double glazing and central heating. The accommodation which now requires modernisation comprises: Communal entrance hall, living room with fireplace, kitchen, double bedroom with a bay window and bathroom.

A first and second floor duplex flat with the benefit of central heating and spacious rooms comprising: Communal entrance hall with staircase to first floor, entrance hall, large living room, kitchen, bedroom and bathroom. To the second floor is a large attic conversion bedroom.

The ground floor flat is currently vacant

The duplex is currently vacant.

Council Tax Band: A

Energy Rating: E

Council Tax Band: A

Energy Rating: E



OUTSIDE

To the rear of the property is a courtyard area with a garage.

DIRECTIONS - HG2 7NR

From Harrogate take the Knaresborough Road where Stonefall Avenue is a turning on the right hand side.

APPROXIMATE DISTANCES

Town Centre	1.5 miles
Railway Station	350 metres
Bus Route	130 metres
Airport	14.5 miles