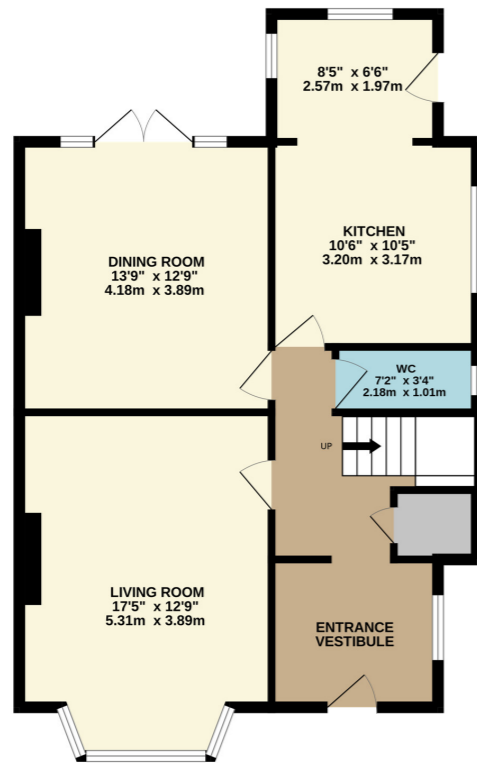
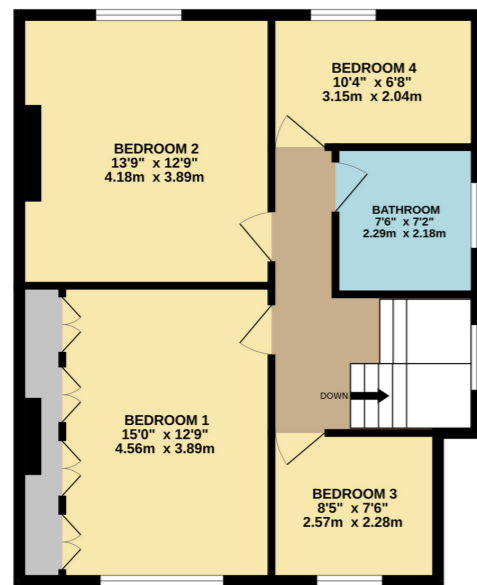


GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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7 CHURCH AVENUE
HARROGATE

£390,000

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 beautifully presented, spacious semi detached property, situated within this popular residential location close to excellent amenities including shopping parade, schools and recreational areas, with the Harrogate town centre a short distance away.

An internal inspection is truly required to appreciate the accommodation which benefits from double glazing and central heating and comprises: Large welcoming entrance vestibule, inner hallway with staircase, ground floor cloakroom, large living room, spacious dining room and recently fitted, extended kitchen. To the first floor there are four good sized bedrooms and recently fitted bathroom. There is a large, part boarded, fully insulated loft.

To the front of the property gates lead to a driveway with parking for two vehicles. There is a lawned front garden with flowering borders and a side pathway leading to the rear of the property with a small flagged patio with electric canopy and access to the dining room, timber boundary fencing and garden shed.

4 Bedrooms

2 Reception Room

1 Bathroom

Council Tax: D

Energy Rating: C

Tenure: Freehold



DIRECTIONS - HG1 4HE

From Harrogate take Kings Road. At the T-junction turn left into Skipton Road then right into King Edwards Drive where Church Avenue is a turning on the left hand side.

APPROXIMATE DISTANCES

Town Centre	1,500 metres
Railway Station	1,500 metres
Bus Route	250 metres
Airport	14 miles