



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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119 ARTHURS AVENUE
HARROGATE HG2 0EH

£500,000

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.

119 ARTHURS AVENUE | HARROGATE | HG2 0EH

**A brick built detached family property
situated in a cul-de-sac position close to excellent schools**

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

Four Bedrooms | En-suite | House Bathroom

Driveway | Garage | Lawned Rear Garden

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



A great opportunity to purchase this brick built detached family property, located within easy walking distance of the Harrogate Grammar School, Ashville College and Rossett High School. Situated in this enviable, private cul-de-sac position.

The property offers potential to extend - subject to the usual planning consents, and has the benefit of double glazing and central heating.

The accommodation comprises: Entrance hall, through living room, dining room, kitchen and ground floor wc. To the first floor the principal bedroom has an en-suite shower room and there are three further bedrooms and house bathroom.

To the front of the property is a lawned garden with flowering borders and a side driveway leading to a **Detached Garage 16'6" x 8'2"** with electric up and over door. To the rear of the property is an enclosed, south easterly facing garden set mainly to lawn with a small patio and timber boundary fencing.

