

8 CHARLES AVENUE  
HARROGATE  
HG1 4PE







## 8 CHARLES AVENUE | HARROGATE | HG1 4PE

A beautifully presented and extended semi detached property, recently improved to an extremely high standard, located in this quiet cul-de-sac within this very popular residential location close to excellent local shopping parade, recreational areas and the Harrogate town centre only a short distance away.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Two Bedrooms | House Bathroom

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Garden | Garden Shed

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Council Tax: B | Energy Rating: D | Tenure: Freehold

**£285,000**







The property has a calm and warm feeling and also benefits from double glazing and central heating. In brief the accommodation comprises: entrance vestibule, through living room, large dining room open plan to the well appointed kitchen. To the first floor are two double bedrooms and a house bathroom.

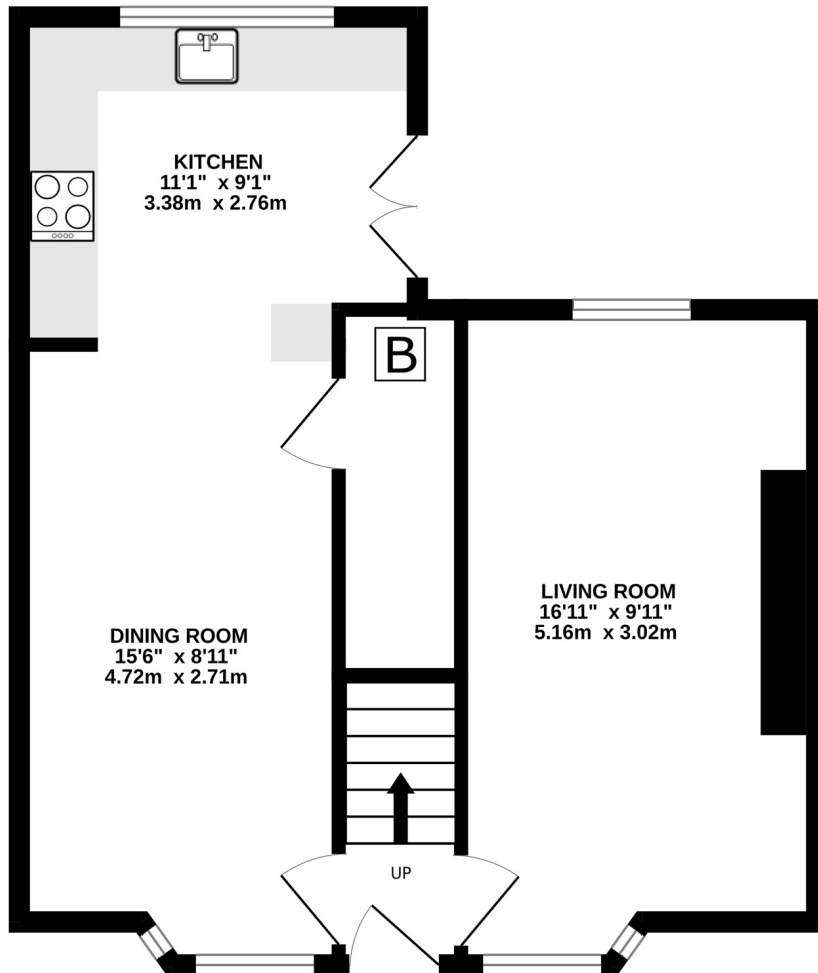
Outside is an enclosed front gravelled forecourt garden with boundary hedging, gravelled side driveway with ample space to extend (subject the usual planning consents) and to the rear of the property is a beautifully manicured garden set mainly to lawn with flowering borders, timber boundary fencing, summer house, a raised deck area and garden shed.



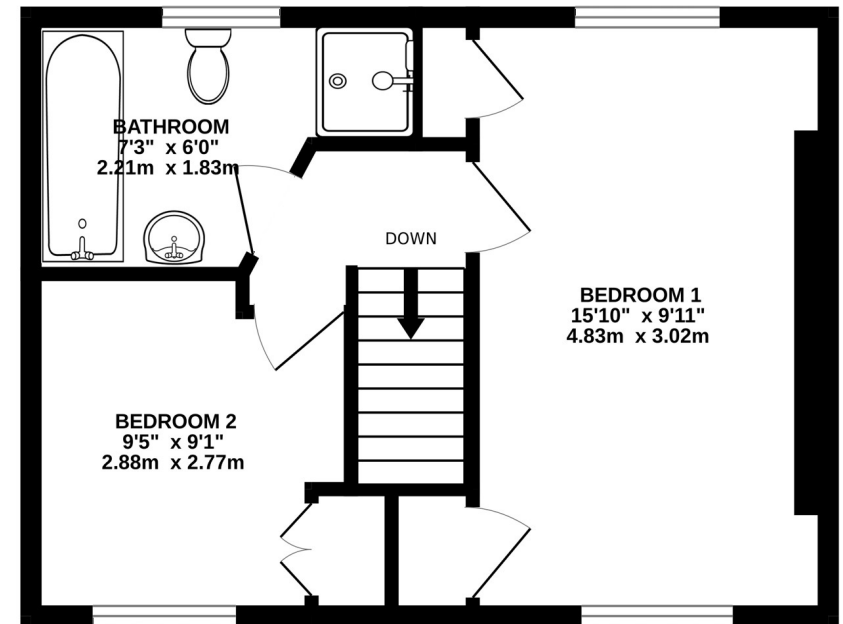




GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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