

102 STONEFALL AVENUE  
HARROGATE  
HG2 7NP



NICHOLLS  
TYREMAN



## 102 STONEFALL AVENUE | HARROGATE | HG2 7NP

A great opportunity to purchase this substantial end terrace property located in this popular residential location, situated close to local schools and excellent amenities which include a shopping parade and Starbeck rail link for access to Harrogate, Leeds and York. The property is currently converted into a house of multiple occupancy with an annual income in the region of £30,000 on assured short hold tenancies, this could easily be improved on, subject to certain works being carried out.

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Ground Floor Entrance Hall | Communal Kitchen | Cloakroom | Two Bedrooms

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First Floor Communal Shower Room | Three Bedrooms | Box Room

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Second Floor Landing | Bedroom

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Forecourt Garden | Driveway With Off-Street Parking | Enclosed Rear Courtyard | Building Plot For Garage

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Council Tax: C | Energy Rating: TBC | Tenure: Freehold

# £375,000





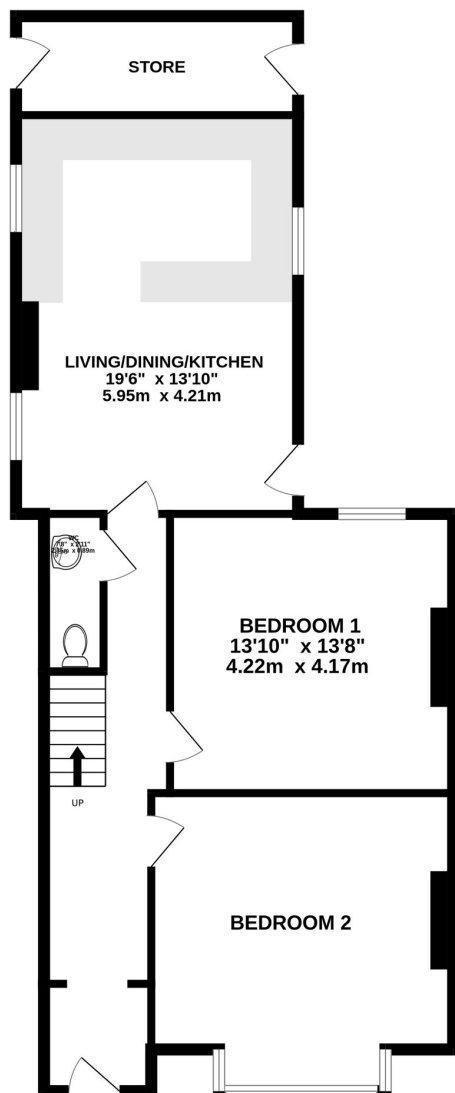


The property does now require general improving and in brief comprises; ground floor entrance hall, communal kitchen, cloakroom and two letting bedrooms. First floor communal shower room, three letting bedrooms and a box room. To the second floor is a further letting bedroom and large landing area.

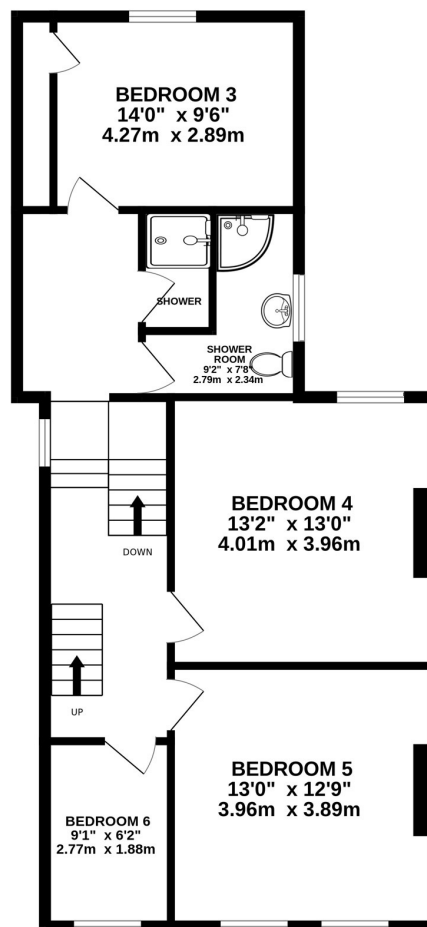
Outside to the front of the property is a small fourcourt garden and side driveway with off-street parking.

To the rear is a large enclosed flagged patio, storerooms and hand gate leading to the rear access road where there is a building plot for a garage.

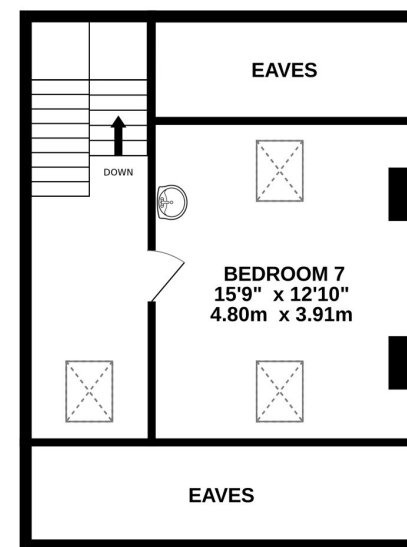
GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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