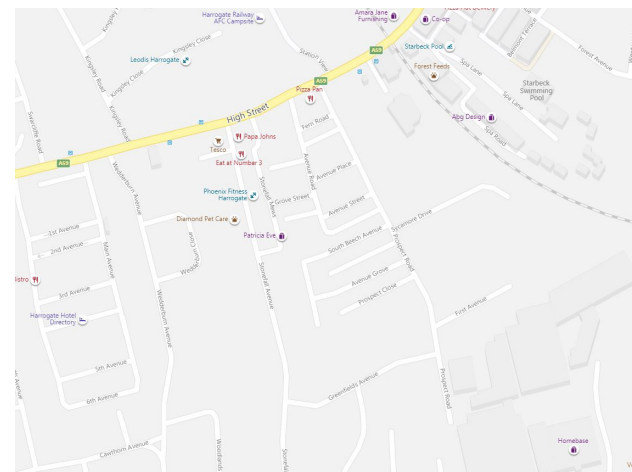


Ground Floor

First Floor

Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



**Viewing arrangements**

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

**Directions**

From the Empress roundabout proceed along the A59 towards Knaresborough. Before crossing the railway line at Starbeck turn right into Prospect Road and left into First Avenue where number 23 can be found on the left hand side.



23 First Avenue, Harrogate

£180,000

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Harrogate's Leading Family Estate Agent



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**This period former railwaymens cottage boasts 2 double bedrooms, an extremely private rear garden and a quiet cul-de-sac position within walking distance of Starbeck High Street and train station.**

The house enjoys colourful stocked gardens to the front and rear, and opens through a conservatory into a central hall with a storage cupboard. To the front elevation is a lovely lounge centred around an open fireplace with a lined chimney. Leading back off the hall there is a formal dining room open to a modern fitted kitchen. There is also a tiled house bathroom with an over-bath shower. Ascending to the first floor there are two very well proportioned double bedrooms. There is also the added advantage of a

boarded out loft with a pull down ladder. The property is located on the outskirts of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. Starbeck High Street offers convenient grocery shops and Morrisons supermarket is within a short walk. The Harrogate area is renowned for it's reputable schools which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 6 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
5 minutes walk



**Main Roads**  
A1(M) 5.8 miles



**Train**  
Starbeck 5 minutes walk



**Airport**  
Leeds Bradford 13.4 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band B

**Tenure**

Leasehold