





43 Stonefall Avenue, Harrogate

£290,000 Guide Price

VERITY FREARSON

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A substantial and very well-presented middle-of-terrace family home offering generous accommodation arranged over three floors, together with an attractive courtyard garden. The property is located in a highly convenient position within easy walking distance of the excellent local amenities of Starbeck, including the railway station, and provides straightforward access to both Harrogate and Knaresborough town centres.
OUTSIDE

To the rear of the property is an attractive enclosed courtyard garden with decked area, creating a delightful outdoor sitting and entertaining space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



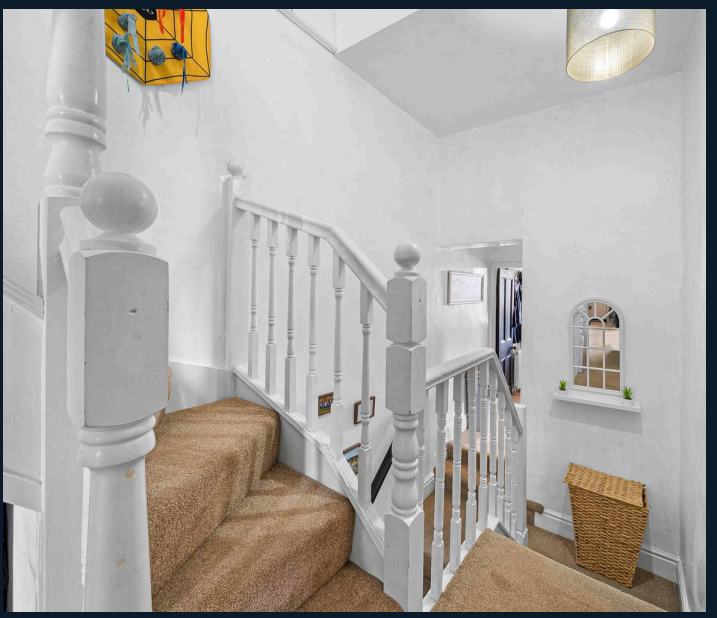
This spacious home is presented to a good standard throughout and combines well-proportioned reception rooms with flexible bedroom accommodation, making it ideal for families or buyers seeking additional space in a well-connected location.
GROUND FLOOR The generous ground-floor living accommodation comprises a spacious sitting room with bay window to the front and an attractive fireplace, together with a separate dining room featuring a fireplace and a window overlooking the rear courtyard. To the rear of the property is a stylish modern kitchen fitted with a range of units with quartz worktops, induction hob and oven. A large under-stairs pantry cupboard provides excellent additional storage.



FIRST FLOOR On the first floor there are three bedrooms, including a particularly generous main bedroom. The bedrooms are served by a modern bathroom fitted with a white suite comprising a bath with shower above.

SECOND FLOOR The second floor provides a fourth bedroom with skylight window, offering flexible additional accommodation ideal for a guest room, home office or older child's bedroom.

CELLAR There is a useful cellar accessed from outside the property, providing valuable additional storage space.



Stonefall Avenue, Harrogate, HG2

Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft
Limited Use Area = 4.3 sq m / 46 sq ft
Total = 115.8 sq m / 1246 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition

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