







Fairways Avenue, Harrogate, HG2 7EL

- Three-bedroom semi-detached family home
- Garage
- Easy access to schools, shops and leisure facilities
- Convenient location close to local amenities
- Well-presented and maintained throughout
- Off road parking
- Fitted EV Charger
- EPC C

HUNTERS®
HERE TO GET *you* THERE

Guide Price £315,000

Fairways Avenue, Harrogate, HG2 7EL

DESCRIPTION

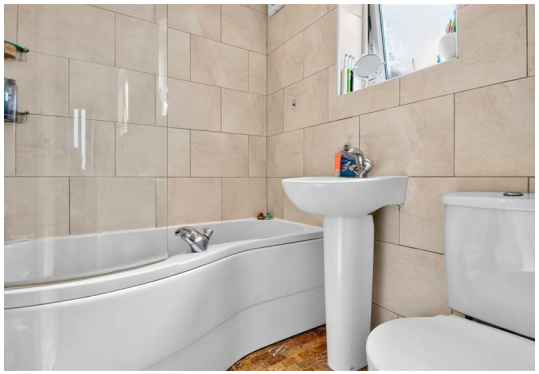
Situated on Fairways Avenue in Harrogate, this well-presented three-bedroom semi-detached home offers generous living space, a practical layout and the added benefit of a garage.

The ground floor features two separate reception rooms, providing flexible space for everyday living, dining, working from home or family use. There are also three well-proportioned bedrooms and a family bathroom, with the property maintained in good condition throughout.

Externally, the property benefits from a garage, providing secure parking and useful additional storage.

The house is conveniently located for local shops, schools and leisure facilities, making it a practical choice for families. An EPC rating of C also offers a good level of energy efficiency.

Overall, this is a well-maintained three-bedroom family home with flexible accommodation, a garage and a convenient Harrogate location.







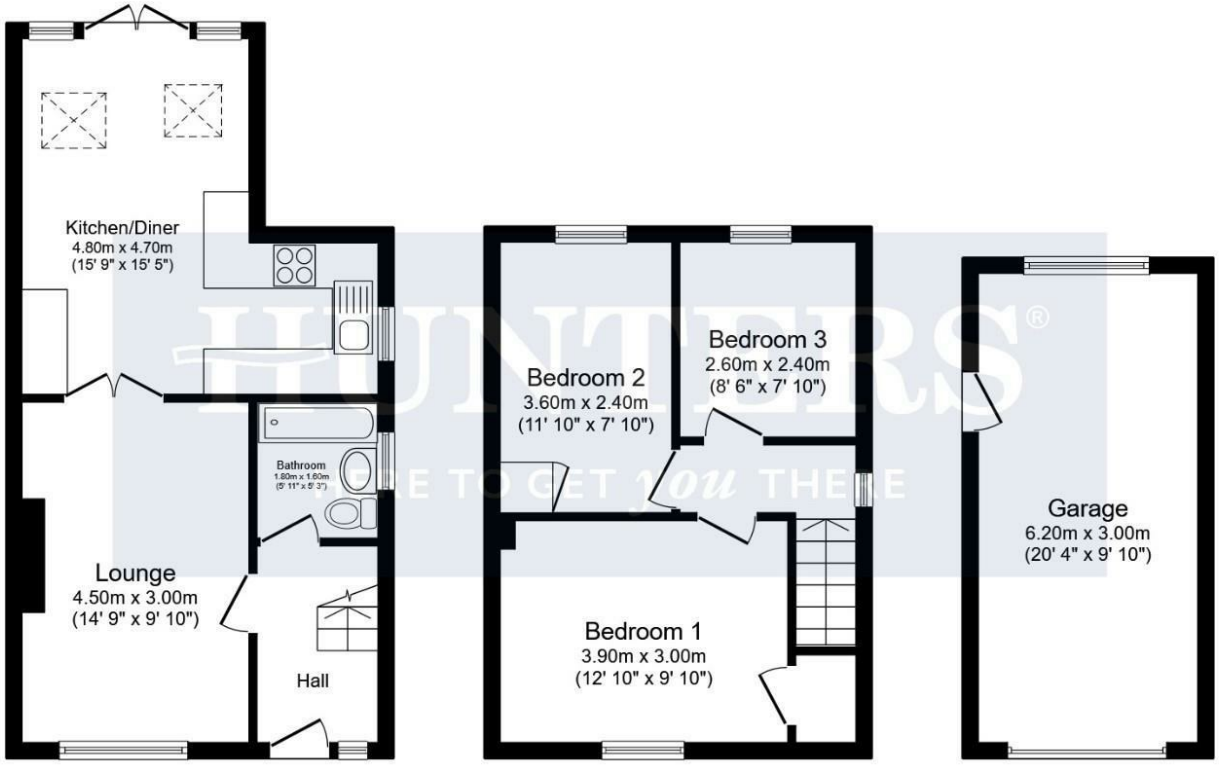












Total floor area 88.2 sq.m. (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

HUNTERS® HERE TO GET *you* THERE

Viewings

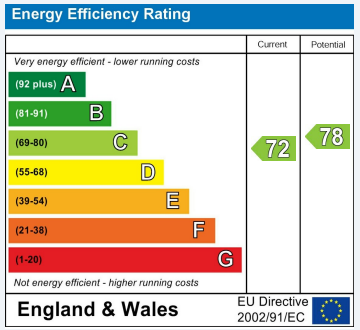
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

HUNTERS® HERE TO GET *you* THERE