



This plan is for illustrative purposes only and is not to scale. All measurements are approximate. Plan produced using PlanUp.



**17 & 17A Arthington Avenue  
Harrogate**

**£600,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely rare opportunity to acquire a substantial stone-built detached dormer bungalow, ideally positioned within a quiet and highly sought-after residential area in the heart of Harrogate town centre. Now requiring complete modernisation throughout, offering vast potential and ideal for a number of uses.

An internal inspection is recommended to appreciate the well planned, spacious accommodation which has the benefit of double glazing and central heating. The ground floor accommodation comprises: Entrance hall, useful store cupboard, living room, dining room, sitting room, breakfast kitchen, three bedrooms, en-suite bathroom and separate house bathroom.

The self-contained first floor flat has a separate front access to the ground floor hall with a utility room and useful storage cupboard.. The staircase leads to the first floor landing/study area, large living room, kitchen, double bedroom with wardrobes and house bathroom.

Outside there is a front forecourt garden with well stocked borders and boundary walling, to the side is a long gated driveway with fencing providing access to a large brick built detached workshop/garage which benefits from first floor storage with a maximum head height of 6'. The rear gardens continue via a further side pathway.

**4 Bedrooms**

**4 Reception Room**

**3 Bathroom**

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**DIRECTIONS - HG1 5NB**

**COUNCIL TAX**

The property has been placed in band F.

**TENURE**

The tenure of the property is Freehold



**EPC RATING:**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																																					
Current	Potential	Current	Potential																																				
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**APPROXIMATE DISTANCES**

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles