



**Avenue Grove, Harrogate HG2 7PD**

**welcome to**

**Avenue Grove, Harrogate**

located in a quiet residential area of Harrogate, this charming three-bedroom terraced home beautifully balances character, comfort and practicality. Perfectly suited for first-time buyers, small families or investors, the property offers well-proportioned accommodation throughout.



## **Ground Floor**

### **Living Room**

A good sized main reception room with a front facing exterior door, front facing double glazed window, radiator and open to the kitchen.

### **Kitchen**

Fitted with a range of modern wall and base units with co-ordinated work surfaces and an inset sink and drainer unit, Integrated oven and hob with extractor over, space under the stairs for a fridge/freezer, tiled floor, rear facing double glazed window and a rear facing UPVC double glazed exterior door.

### **Utility Room**

Useful utility room with a fitted cupboard, radiator, side facing double glazed window and space for a washing machine and tumble drier.

### **Downstairs W.C**

A useful downstairs W.C fitted with a wash basin, W.C, extractor, part tiled walls and side facing double glazed window.

## **First Floor**

### **First Floor Landing**

With inset ceiling spotlights, stairs to the second floor accommodation and a cupboard housing the boiler.

### **Master Bedroom**

A good sized master bedroom with front facing double glazed window, two radiators and a feature panelled wall.

### **House Bathroom**

Fitted with a P-shaped bath with a shower over and shower screen, tiled walls and floor, wash basin, W.C, inset spotlights, extractor, heated towel rail and rear facing double glazed window.

## **Second Floor**

### **Bedroom Two**

A good sized bedroom with Rear facing Velux

window and a radiator.

### **Bedroom Three**

Another good sized room with a front facing Velux window, eaves storage and a radiator.

### **Exterior**

To the rear of the property is a gated courtyard area with Paved area, astro turf, water tap and fenced and walled boundaries.



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## Avenue Grove, Harrogate

- Three bedroom mid terrace
- Well presented throughout
- Offered with no onward chain
- Popular residential location
- Downstairs WC and a house bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG107635 - 0002

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