







Avenue Place, Harrogate, HG2 7PJ

- No onward chain
- Avenue Place location, Harrogate
- Modern fitted kitchen
- Stylish bathroom with freestanding bath and walk-in shower
- Extensive damp-proofing works completed
- Refurbished two-bedroom house
- Spacious reception room
- Enclosed rear yard
- Further double bedroom to the top floor

HUNTERS®
HERE TO GET *you* THERE

Guide Price £200,000

Avenue Place, Harrogate, HG2 7PJ

DESCRIPTION

Situated in the popular Avenue Place, Harrogate, this beautifully refurbished two-bedroom house is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families, couples and investors alike.

The ground floor comprises a spacious reception room, perfect for relaxing or entertaining, alongside a modern fitted kitchen with access to the enclosed rear yard.

To the first floor is one well-proportioned bedroom and a stylish, modern bathroom featuring a freestanding bath and a separate walk-in shower. The top floor offers a further double bedroom, providing additional versatile living space.

The property has also benefited from extensive damp-proofing works, with the ground floor fully stripped back as part of the process, providing additional peace of mind for prospective purchasers.

Externally, the enclosed rear yard offers a private outdoor space.

Conveniently located close to local amenities, parks and transport links, including Starbeck railway station, the property is ideally positioned to enjoy all that Harrogate has to offer.

Early viewing is highly recommended to fully appreciate the quality of the refurbishment, the versatile two-bedroom accommodation and the convenient location on offer.














THANK
YOU





Total floor area 67.5 sq.m. (726 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

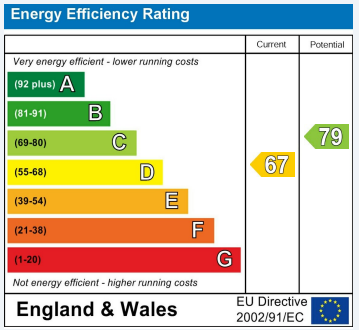
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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