



12 St. Andrews Avenue, Harrogate

£250,000 Offers Over

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A spacious three bedroom double fronted end terrace home with driveway, garage and gardens to three sides, situated in this highly convenient location.

This well-proportioned property occupies a generous end-terrace plot, providing excellent outdoor space and off-street parking, and offers flexible accommodation well suited to a range of buyers.

The property is situated in a highly convenient and well-established residential area, well served by the shops, supermarkets and everyday amenities along Knaresborough Road. Harrogate town centre is approximately one mile away, offering an extensive range of shopping, dining and leisure facilities, together with rail links to Leeds and York. The area is also well placed for local schooling and regular bus services, making it an ideal setting for families, commuters and investors alike.

Council Tax band: B

Tenure: Freehold

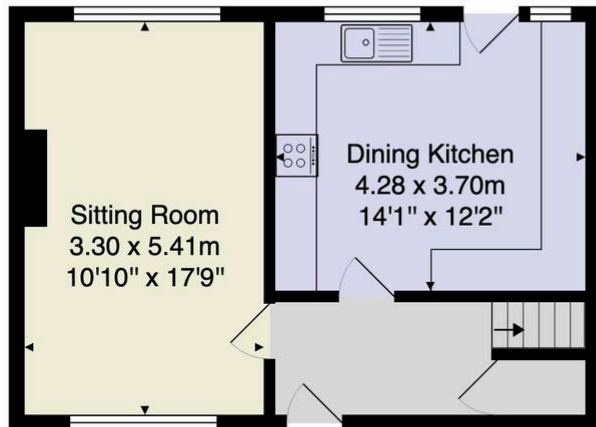
EPC Energy Efficiency Rating: D



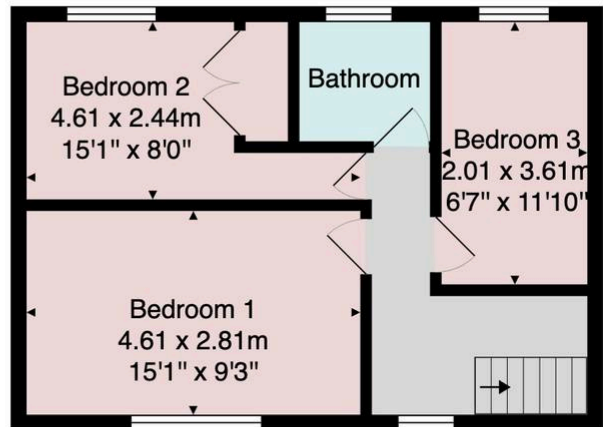
**Ground Floor** An entrance hall provides access to the principal living accommodation and features a useful under-stairs storage cupboard. The lounge is a bright and well-proportioned dual-aspect reception room extending the full depth of the property. With neutral décor and ample space for seating and additional furniture, it offers a comfortable and versatile living area ideal for relaxing or entertaining. To the rear, the dining kitchen is fitted with a range of contemporary wall and base units complemented by generous work surfaces and tiled flooring. Integrated appliances include a gas hob with stainless steel extractor hood over, electric oven, wine fridge, dishwasher and washing machine. There is ample space for a dining table, creating a sociable family kitchen with direct access to the garden. The property has the added benefit of a brand new boiler.

**First Floor** To the first floor are three well-proportioned bedrooms, offering flexible accommodation to suit a range of needs. The principal bedroom is a generous double room with excellent natural light and space for freestanding furniture. The second bedroom is a further spacious double, ideal for guests or family members. The third bedroom is a good-sized single room, well suited as a nursery, study or home office. The bedrooms are served by a white fitted house bathroom comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC. The walls are fully tiled and a window provides natural light and ventilation.





Ground Floor



First Floor

Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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