



**26 Avenue Street, Harrogate**

Guide Price £180,000



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A deceptively spacious two-bedroom mid-terrace house with the benefit of a large and versatile attic space, situated in a popular and convenient location and well served by the excellent local amenities of Starbeck. The property is ideally placed for local shops, schools and transport links, including Starbeck railway station, providing easy access to both Harrogate and Knaresborough.

An internal inspection is strongly recommended to appreciate the generous accommodation and convenient location offered by this excellent home.

EPC Rating - E

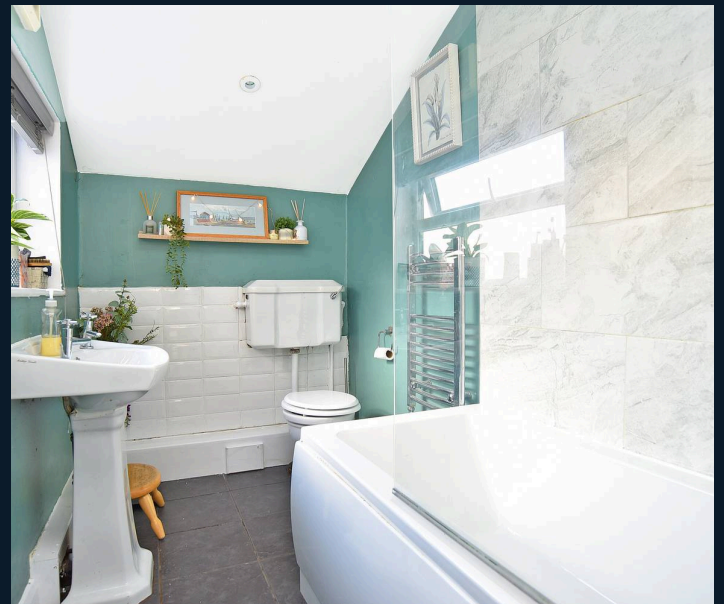
Council Tax - A

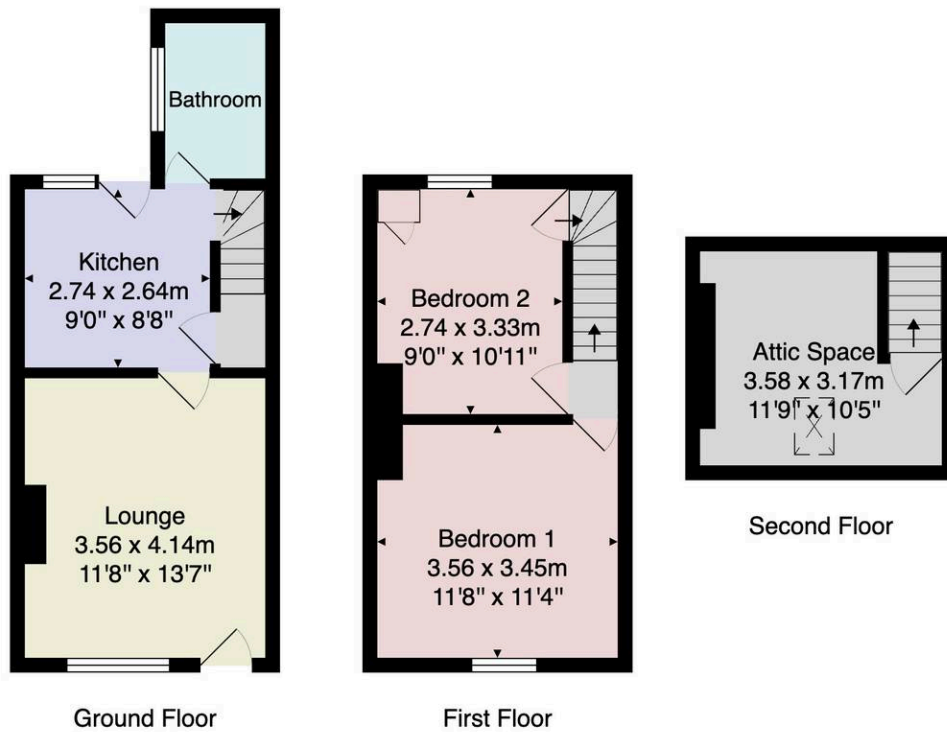


The property offers well-presented accommodation throughout and comprises a welcoming sitting room with attractive fitted shelving and a feature media wall, a modern breakfast kitchen fitted with a range of wall and base units together with integrated cooking appliances and space for dining, and a house bathroom fitted with a contemporary white suite.

To the first floor are two good-sized double bedrooms. The second bedroom has a staircase leading to the second floor attic room, which provides a particularly useful and spacious area with a variety of potential uses, subject to individual requirements.

Outside, there is an enclosed rear garden designed for ease of maintenance, providing a private outdoor space for sitting out and entertaining.





Total Area: 64.4 m<sup>2</sup> ... 693 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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