



## Electric Avenue, Harrogate, HG1 2BB

- Extended three bedroom home
- Open plan kitchen dining space
- Modern throughout
- Single garage with light and power and access from the garden
- Early viewing highly recommended
- Spacious throughout
- Close to local amenities and public transport links
- Beautiful garden with deck area and synthetic lawn
- On street unrestricted parking
- Council Tax Band B

**Guide Price £300,000**



# Electric Avenue, Harrogate, HG1 2BB

## DESCRIPTION

A beautiful three bedroom, mid-terrace property now available for sale. This bright and modern home is extended and immaculately maintained, benefitting from a new roof, new boiler, and fitted wardrobes in the main bedroom, along with a garage and private rear garden. The property is situated in a highly sought after location, conveniently close to a range of local amenities, well regarded schools, with excellent bus routes and roads out towards the Yorkshire Dales, Ripon and Harrogate Town Centre.

With gas central heating and UPVC double glazing, the extended property briefly comprises: entrance into the hallway with door to the spacious lounge and through to the kitchen/dining room with space for an American-style fridge freezer and dishwasher, plus a utility space for the washing machine. Complete with Neff appliances and a wine cooler, the space offers the all-important open-plan layout for entertaining, ideal for families, with wide double doors opening onto the garden deck.

Stairs rise to the first floor landing with doors to two double bedrooms, a further single bedroom, and the fully tiled family bathroom. The main bedroom benefits from fitted wardrobes, providing excellent storage. A loft hatch provides access into the partly boarded loft.

Outside to the front is a pretty forecourt garden with planted beds and gated entrance. To the rear, a modern decked area leads down a few steps to an easy-to-maintain synthetic lawn. Access is available to the single garage from the garden and via the rear up-and-over door.

Energy rating C

This property produces 2.8 tonnes of CO<sub>2</sub>

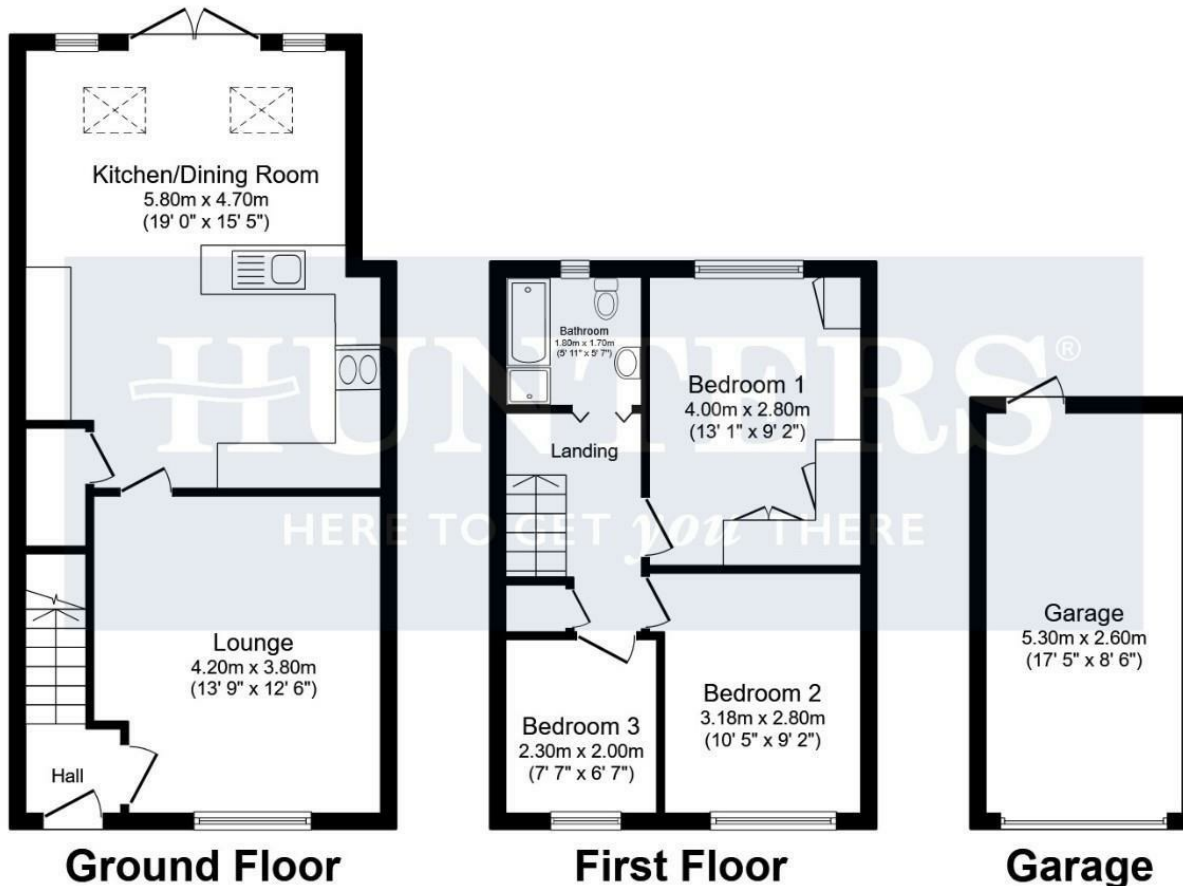
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

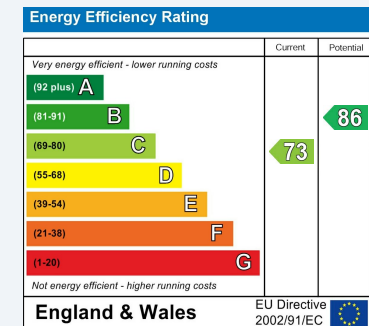






## ENERGY PERFORMANCE CERTIFICATE

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.



### Viewings

Please contact [harrogate@hunters.com](mailto: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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

