

132 FAIRWAYS AVENUE  
HARROGATE  
HG2 7EN



NICHOLLS  
TYREMAN

# 132 FAIRWAYS AVENUE | HARROGATE | HG2 7EN

A fantastic opportunity to purchase this semi-detached home situated in a popular residential area that backs onto a woodland area and Harrogate Golf Club and lies close to transport routes, local amenities and schooling.

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Entrance Porch | Living Room | Dining Room | Kitchen

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Three Bedrooms | House Bathroom

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Garden | Garage

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Council Tax: C | Energy Rating: TBC | Tenure: Freehold

# £265,000





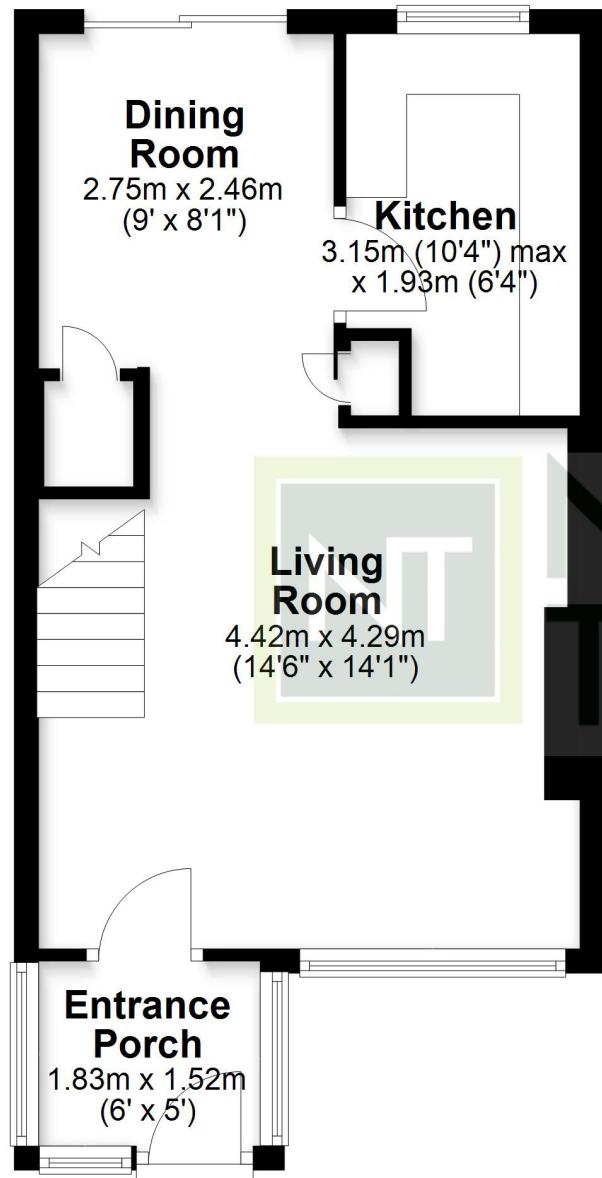
**The property now requires some decoration throughout and offers three bedrooms, front and rear gardens, driveway parking and a single garage.**

The property has gas fired central heating and double glazing throughout and briefly comprises; Upvc entrance porch, living room leading to a dining space at the rear with sliding door out to the garden and a separate kitchen with fitted units and appliances.

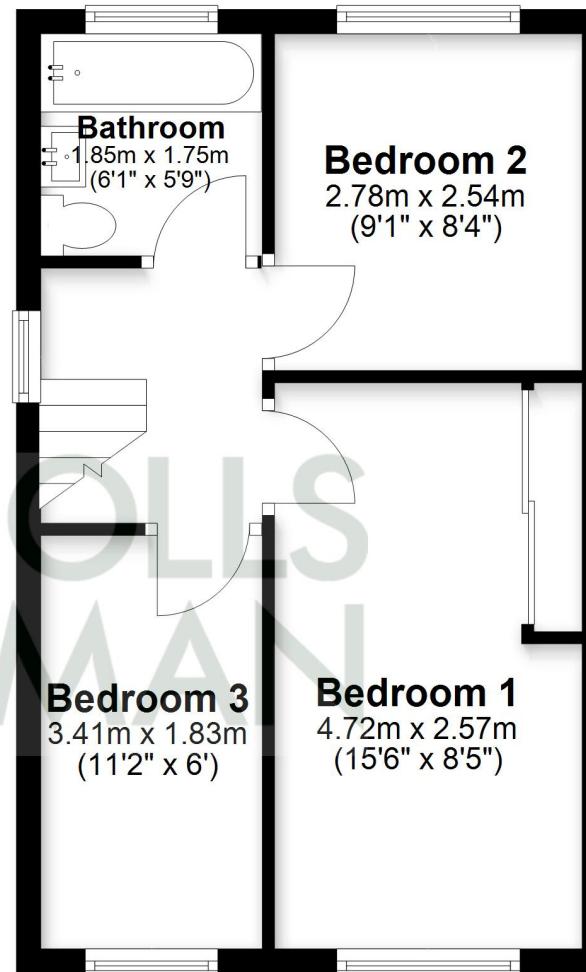
To the first floor there are three bedrooms, with the main bedroom having built in wardrobes, along with the house bathroom offering a white suite comprising bath, wash basin and wc.

Externally the property has a private driveway leading to a single garage with EV Charger on the outer wall, front garden laid to lawn and a rear garden with flower beds and large lawned area.

## Ground Floor



## First Floor



Total area: approx. 76.6 sq. metres (824.0 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.