

Stonefall Avenue, HarrogateHG2 7NR

william
h brown

welcome to

Stonefall Avenue, Harrogate

Chain-free inner terraced property arranged as two self-contained flats, ideally located close to Starbeck High Street and rail links. Requiring full modernisation throughout and offering excellent investment or refurbishment potential.





William H Brown are now in receipt of an offer for the sum of £184,000 for 35 Stonefall Avenue, Harrogate, HG2 7NR.

Anyone wishing to place an offer on the property should contact William H Brown, Harrogate, 4 Albert St, Harrogate HG1 1JL, 01423 502282 prior to exchange of contracts.

A brick-built inner terraced property currently arranged as two self-contained flats, situated close to the facilities of Starbeck High Street, including shops, amenities and a rail link providing convenient commuting to Leeds, York and Harrogate, with Harrogate town centre a short distance away. The property is now requiring full modernisation throughout and presents an ideal opportunity for investors or buyers seeking a refurbishment project. The ground floor flat benefits from central heating and comprises a private entrance leading to a kitchen, large living room, one bedroom and a bathroom, with an enclosed rear courtyard for the sole use of the flat. The first floor flat is accessed via a private entrance vestibule with staircase to the first floor, leading to a large living room, kitchen, bedroom and bathroom, with a further generous attic conversion bedroom to the second floor.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Flat

Entrance Hall

Kitchen
11' 1" max x 5' 3" max (3.38m max x 1.60m max)

Lounge
13' 1" max x 10' max (3.99m max x 3.05m max)

Bedroom One
14' 5" max x 11' max (4.39m max x 3.35m max)

Bathroom
6' 3" max x 5' 3" max (1.91m max x 1.60m max)

First Floor Flat

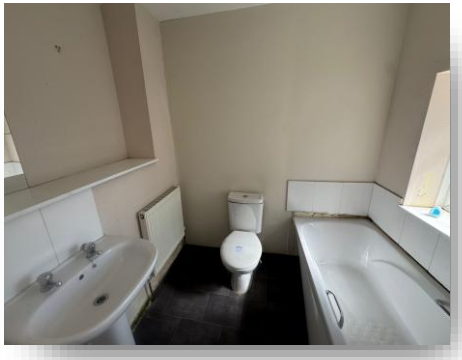
Lounge/Kitchen

Bedroom One

Bedroom Two

Outside

Disclaimer







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welcome to

Stonefall Avenue

- Chain Free
- Close to amenities
- Three bedrooms
- Perfect opportunity for first time buyers or investors
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Tenure: Freehold EPC Rating: C
Council Tax Band: A

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107490

The Property Ombudsman

Property Ref:
HRG107490 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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