



42 Electric Avenue, Harrogate, North Yorkshire, HG1 2BB

£175,000

# 42 Electric Avenue, Harrogate, North Yorkshire, HG1 2BB

A spacious three-bedroomed stone-built terraced property with courtyard garden. This super home provides generous accommodation with a large open-plan living space, kitchen, three bedrooms and house bathroom, To the rear of the property there is a courtyard garden. Electric Avenue is a quiet residential street, well placed close to local amenities including shops, primary school and leisure facilities, yet just a short distance from Harrogate town centre.

## GROUND FLOOR

### SITTING / DINING ROOM

A spacious open-plan living area with window to front and glazed doors to rear. Under-stairs cupboard.

### KITCHEN

Range of wall and base units and work surfaces with inset sink. Point for range cooker, space for fridge / freezer and plumbing for washing machine. Windows to rear and side. Exterior door to side.

## FIRST FLOOR

### BEDROOM 1

Window to front.

### BEDROOM 2

Window to rear.

### BEDROOM 3

Window to side.

## BATHROOM

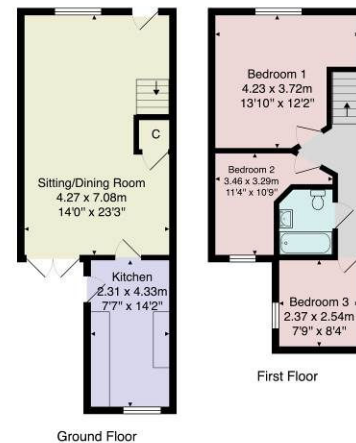
With low-flush WC, washbasin and bath with shower above.

## OUTSIDE

To the rear there is a good-sized enclosed courtyard garden with timber garden shed.

**Tenure - Freehold**

**Council Tax Band - B**



Ground Floor

First Floor

Total Area: 77.2 m<sup>2</sup> ... 831 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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