



113 Arthurs Avenue, Harrogate

£335,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A three bedroom semi-detached house with attractive garden and garage, enjoying a delightful position overlooking the adjoining school fields in this popular South Harrogate location. This well-presented home offers generous and flexible accommodation with a spacious sitting room and dining kitchen on the ground floor, three bedrooms and a modern bathroom on the first floor. The property also benefits from an attractive rear garden, driveway and single garage. The property is situated in a highly sought-after South Harrogate position, just a short walk from Harrogate Grammar School and popular primary schools. It is also close to the excellent amenities on Cold Bath Road and within easy reach of Harrogate town centre.

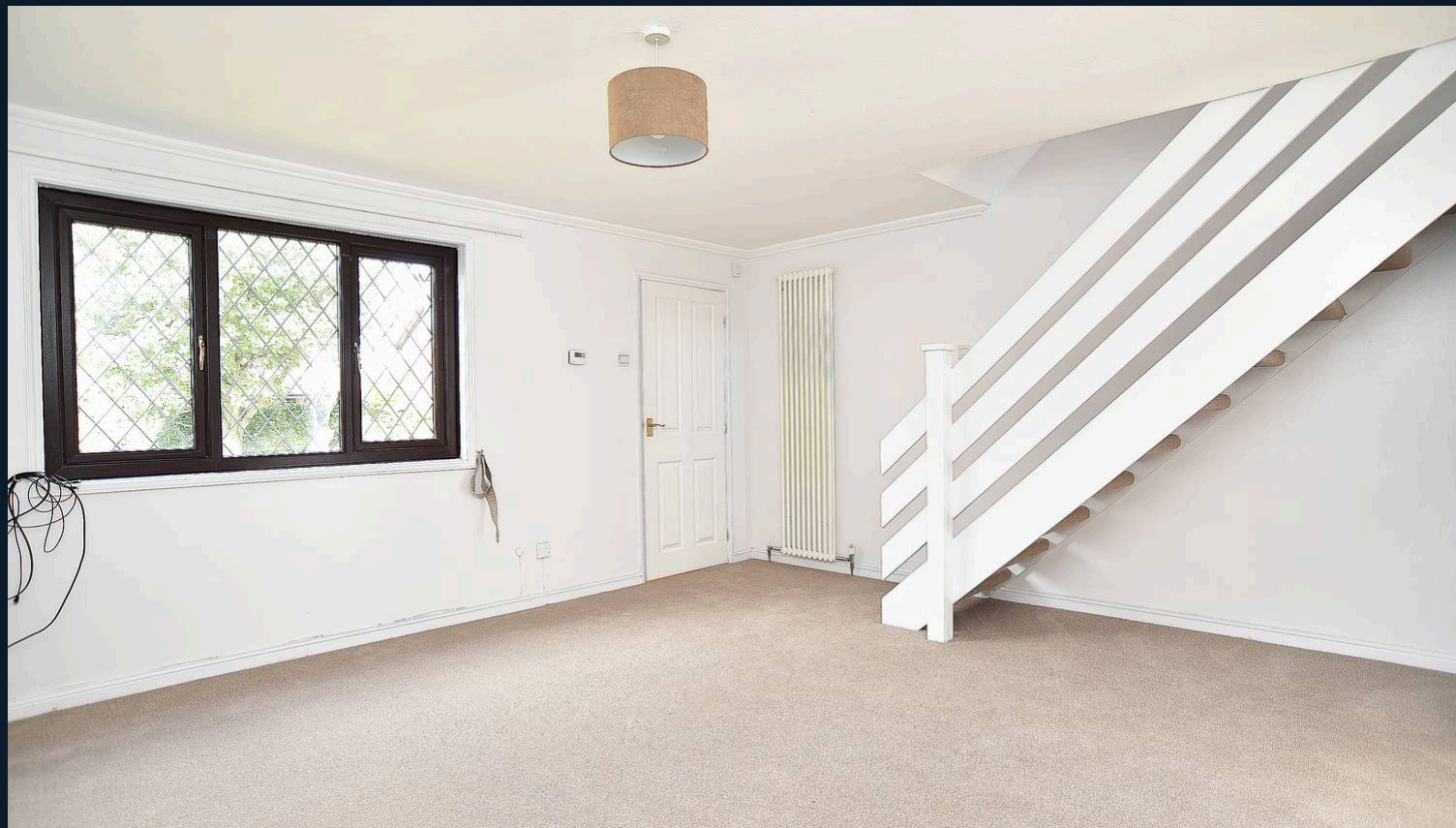
Outside

A driveway provides parking and leads to a single garage. To the rear there is an attractive garden with lawn and patio, enjoying a private and open aspect overlooking the adjoining school fields.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D



Sitting Room

A spacious reception room accessed via the porch, with window to the front.

Dining Room

With space for dining table and glazed sliding doors leading to the garden. The kitchen comprises a range of fitted units with freestanding appliances including oven, hob, fridge freezer, dishwasher and washer drier.

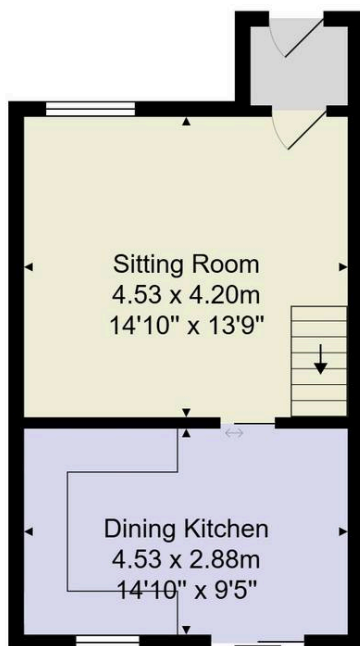
Bedroom

There are three good sized bedrooms on the first floor. The main bedroom has fitted wardrobes.

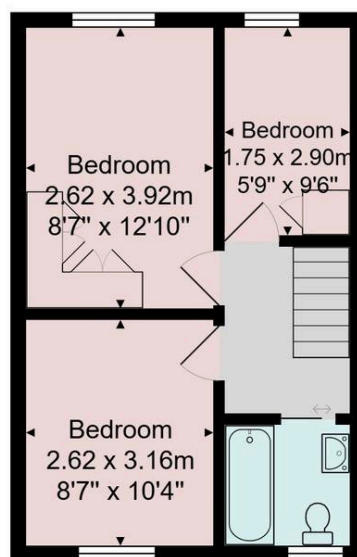
Bathroom

A white suite comprising WC, basin and bath with shower above.





Ground Floor



First Floor

Total Area: 67.3 m² ... 724 ft²

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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