



3 Avenue Close, Harrogate, North Yorkshire, HG2 7LJ

**£300,000**

## 3 Avenue Close, Harrogate, North Yorkshire, HG2 7LJ

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A stylish and well-presented two-bedroom semi-detached bungalow with generous drive, garage, and attractive garden, situated in this convenient location close to local amenities.

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This excellent bungalow is presented to a high standard and provide spaces accommodation over two levels, with two double bedrooms, two bathrooms, sitting room, dining room and stylish modern kitchen with integrated appliances.

The property is situated in a quiet and convenient location within walking distance of excellent amenities, which include the shops and railway station providing easy access to Harrogate, Leeds, York and beyond.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room.

### **DINING ROOM**

A further reception room providing dining area. Stairs lead to the first floor.

### **KITCHEN**

With a range of modern fitted units with worktop and sink. Gas hob, integrated oven, integrated washing machine and fridge / freezer.

### **BEDROOM**

A good-sized double bedroom with fitted wardrobes.

## **FIRST FLOOR**

### **BEDROOM**

A further large double bedroom.

### **BATHROOM**

White suite comprising WC, washbasin, and corner bath with shower fitting.

### **OUTSIDE**

A large resin drive provides ample off-road parking and leads to a carport and garage with light and power. There is an attractive rear garden with lawn and paved sitting area. Useful garden store.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 82.8 m<sup>2</sup> ... 892 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

