

88 Stonefall Avenue, Harrogate

£235,000 Guide Price



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three-bedroom mid-terrace house situated in this convenient location, well served by local amenities and within walking distance of Starbeck railway station and High Street. Previously configured as two flats, this Victorian terraced property now provides an exciting opportunity for refurbishment. Offered to the market for the first time in over 60 years, it will appeal either to buyers seeking to create a beautiful family home or to investors seeking a project.

The ground floor accommodation comprises an entrance hall, sitting room, dining room, kitchen and bathroom. To the first floor there are three bedrooms and a bathroom. There is also scope for converting the loft into a large fourth bedroom suite. Outside, there is an enclosed garden the rear with delightful aspect towards allotment gardens.

OUTSIDE

Forecourt garden to the front. To the rear an enclosed garden with timber fence and gate out to a rear access lane.

Council Tax band: C

Tenure: Freehold

EPC: D



GROUND FLOOR

ENTRANCE PORCH ENTRANCE HALL SITTING ROOM Bay window to the front. Gas fire and central heating radiator.

DINING ROOM Wall-mounted gas fire. Central heating radiator. Window to rear elevation

KITCHEN Base units with inset stainless-steel sink and drainer. Space for electric cooker and grill. Plumbing and space for washing machine. Window to side elevation. Useful under-stairs cupboard. Rear access door.

BATHROOM Panelled bath, low-flush WC and washbasin. Window to side elevation.

FIRST FLOOR

LANDING Banister staircase. Storage cupboards.

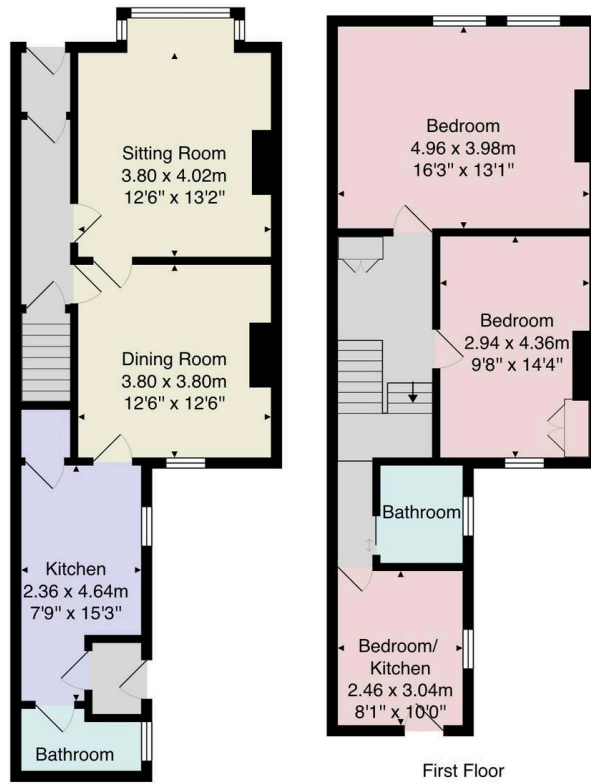
BEDROOM 1 Fireplace. Window to front elevation

BEDROOM 2 Window to rear elevation with delightful aspect. Central heating radiator. Fitted wardrobes.

BEDROOM 3 / KITCHEN Previously a kitchen complete with wall and base units having working services and inset stainless steel sink. Window to side elevation. Door to rear onto flat roof.

BATHROOM Panelled bath, low-flush WC and pedestal washbasin, window to side elevation.





Ground Floor

First Floor

Total Area: 110.4 m² ... 1189 ft²

All measurements are approximate and for display purposes only.

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