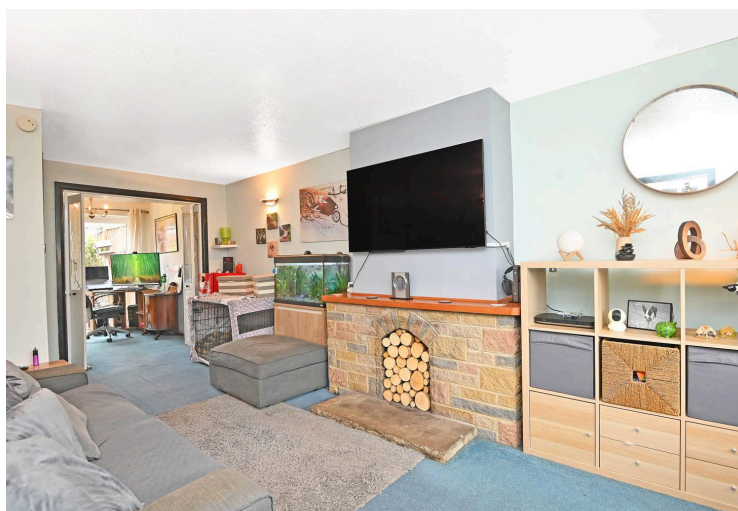




33 Fairways Avenue, Harrogate

£285,000

**VERITY
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An extended two-bedroom, two-bathroom semi-detached home with a driveway, garage and enclosed garden, offering versatile accommodation in this popular and convenient location.

The enclosed rear garden features a lawn, raised planting beds and established shrubs, with paved and decked areas for outdoor seating. A driveway runs alongside the house to the garage.

The property occupies a superb position close to the excellent range of amenities in Starbeck and is within easy reach of the wider facilities of the fashionable spa town of Harrogate. For the commuter, Starbeck railway station is just moments away and provides regular connections to the East Coast mainline, offering fast and convenient travel to Edinburgh and London King's Cross.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

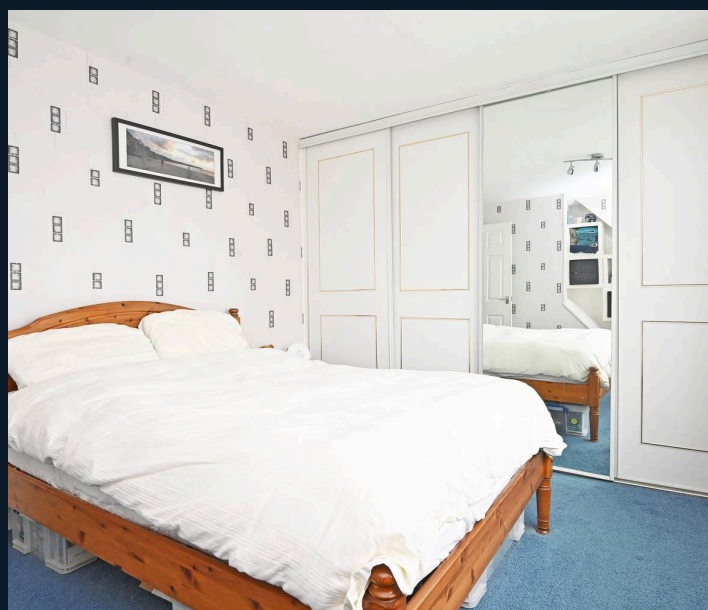
EPC Environmental Impact Rating: D



The property offers spacious, versatile accommodation comprising entrance hall with stairs to the first floor. The entrance hall has stairs to the first floor. A bay window brings natural light into the through living and dining room, where a stone fireplace provides a focal point. Folding doors connect the room to a flexible snug or study, with glazed doors opening onto the garden.

The dining kitchen is fitted with a range of units and worktops, together with a breakfast bar and space for a dining table. There is also a gas hob, built-in oven and side door to the outside. A ground-floor bathroom completes this level, fitted with a bath and shower over, washbasin and WC, with tiled walls and mosaic detailing.

To the first floor are two good-sized bedrooms, each with fitted wardrobes, and a separate shower room with a shower enclosure, washbasin, WC and heated towel rail.





Total Area: 76.6 m² ... 825 ft² (excluding garage)

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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