

# property details **approval form**

35 Stonefall Avenue, Harrogate, North Yorkshire, England, HG2 7NR

**Date:** 23 April 2026

**Property Ref and Version:** HRG107490 - 0002

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£210,000

Tenure: Freehold

## >> **key features**

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- > Chain Free
- > Close to amenities
- > Three bedrooms
- > Perfect opportunity for first time buyers or investors
- > EPC Rating: C

## >> **short description**

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Chain-free inner terraced property arranged as two self-contained flats, ideally located close to Starbeck High Street and rail links. Requiring full modernisation throughout and offering excellent investment or refurbishment potential.

## >> **long description**

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A brick-built inner terraced property currently arranged as two self-contained flats, situated close to the facilities of Starbeck High Street, including shops, amenities and a rail link providing convenient commuting to Leeds, York and Harrogate, with Harrogate town centre a short distance away. The property is now requiring full modernisation throughout and presents an ideal opportunity for investors or buyers seeking a refurbishment project. The ground floor flat benefits from central heating and comprises a private entrance leading to a kitchen, large living room, one bedroom and a bathroom, with an enclosed rear courtyard for the sole use of the flat. The first floor flat is accessed via a private entrance vestibule with staircase to the first floor, leading to a large living room, kitchen, bedroom and bathroom, with a further generous attic conversion bedroom to the second floor.

## >> **directions**

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## >> **Agent Note**

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**Your William H Brown office:** 4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL  
T 01423 502282 E harrogate@williamhbrown.co.uk

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## >> **room description**

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### **Entrance Hall**

Stairs to the first floor, radiator and storage cupboard.

### **Kitchen/Lounge**

Original fire place, radiator, two double glazed windows to the front, space for washing machine, sink and drainer, fitted wall and base units, oven, hob, extractor and spotlights.

### **Bedroom One**

Double glazed window to the front.

### **Bathroom**

W/C, double glazed window to the side, sink, bath with shower over.

### **First Floor Flat**

#### **Lounge/Kitchen**

Original fire place, radiator, two double glazed windows to the front, space for washing machine, sink and drainer, fitted wall and base units, oven, hob, extractor and spotlights.

#### **Bedroom One**

Double glazed window to the rear, cupboard housing the boiler, radiator.f

#### **Bedroom Two**

Double glazed window to the rear and a radiator.

### **Outside**

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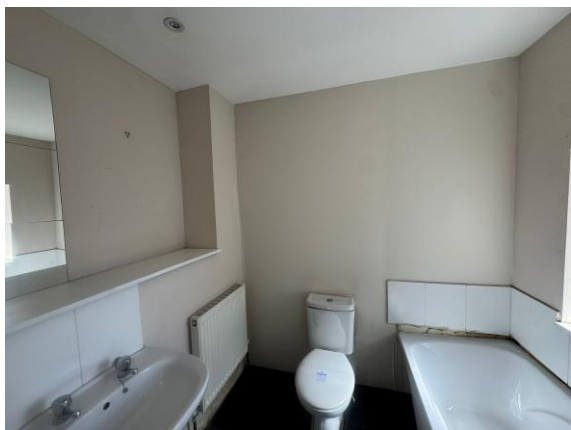
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## >> **property images**



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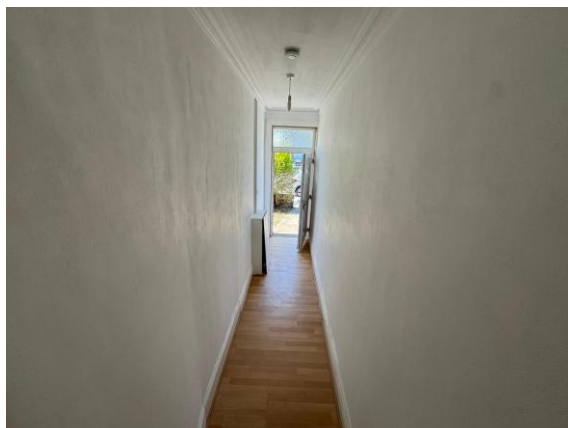
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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Claire Lowcock</b>		
<b>Holly Thwaites</b> <b>Touchstone Property</b>		

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