



**Stonefall Avenue, Harrogate HG2 7NR**

**welcome to**

**Stonefall Avenue, Harrogate**

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.



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.

## Ground Floor Flat

### Entrance Hall

### Kitchen

11' 1" max x 5' 3" max ( 3.38m max x 1.60m max )

### Lounge

13' 1" max x 10' max ( 3.99m max x 3.05m max )

### Bedroom One

14' 5" max x 11' max ( 4.39m max x 3.35m max )

### Bathroom

6' 3" max x 5' 3" max ( 1.91m max x 1.60m max )

## First Floor Flat

### Lounge/Kitchen

### Bedroom One

### Bedroom Two

### Outside

### Disclaimer



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## welcome to Stonefall Avenue

- Chain Free
- Close to amenities
- Three bedrooms
- Perfect opportunity for first time buyers or investors
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Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £200,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HRG107490 - 0012

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william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



[williamhbrown.co.uk](http://williamhbrown.co.uk)