







The Avenue, Harrogate, HG1 4QG

- Charming three-bedroom period property
- Well-presented throughout
- Modern separate kitchen
- Modern family bathroom with bath and walk-in shower
- Close to local amenities, Starbeck railway station and transport links to Harrogate and Knaresborough
- Situated on the sought-after, tree-lined Avenue
- Open-plan lounge and dining room
- Two double bedrooms and a third bedroom
- Cellar with utility area and ample storage

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Guide Price £300,000

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DESCRIPTION

Situated on the highly sought-after, tree-lined Avenue, this charming and well-presented period property offers a delightful blend of character features and modern living. Ideally positioned close to local amenities, Starbeck railway station and transport links to Harrogate and Knaresborough, this attractive home is perfectly suited to first-time buyers, growing families and those looking to downsize.

The accommodation briefly comprises an entrance hallway leading into an open-plan lounge and dining room, providing a welcoming space for relaxing and entertaining. A separate modern kitchen offers access to the rear garden, creating a practical layout for everyday living.

To the lower ground floor, the property benefits from a useful cellar, providing ample storage space and a separate utility area, with further potential to adapt the space to suit individual needs, subject to any necessary consents.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom, complete with a separate bath and walk-in shower. The second floor provides a further bedroom, offering flexible accommodation for guests, a home office or a growing family.

Externally, the property enjoys a rear garden, providing an ideal space for outdoor relaxation and entertaining.

The Avenue is renowned for its attractive surroundings and established residential setting, offering a desirable combination of convenience and neighbourhood charm. With its generous accommodation, versatile cellar space and appealing period character, this property presents an excellent opportunity for a range of buyers.

Early viewing is highly recommended to fully appreciate the charm, space and location this delightful home has to offer.



















Total floor area 120.9 sq.m. (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Viewings

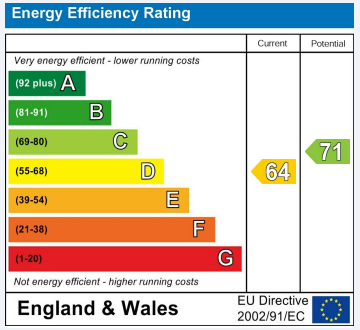
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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