



Fountains Avenue, Harrogate, HG1 4EP

- Beautifully presented mid-terrace home in a desirable Harrogate location
- Bright and airy lounge with double doors opening onto the rear garden
- Practical utility room located just off the kitchen
- Private driveway providing convenient off-road parking
- Three well-proportioned bedrooms, including two generous doubles
- Contemporary fitted kitchen finished to a high standard
- Large, enclosed rear garden with paved pathway and mature woodland backdrop

Offers Over £240,000



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DESCRIPTION

Situated on the popular Fountains Avenue in Harrogate, this beautifully presented mid-terrace home offers well-balanced accommodation, contemporary interiors and a generous rear garden.

The property opens into a welcoming entrance hall, leading through to an impressive open-plan living space which runs the full length of the house. Light and spacious, the room provides an excellent area for both everyday living and entertaining, with double doors to the rear allowing natural light to flood in and offering direct access to the garden.

The modern fitted kitchen is a particular feature of the home and has been finished to a high standard. It includes a range of wall and base units, attractive wooden worktops, tiled splashback and a central island with useful storage and integrated seating. A separate utility room is conveniently positioned off the kitchen, providing additional practical space.

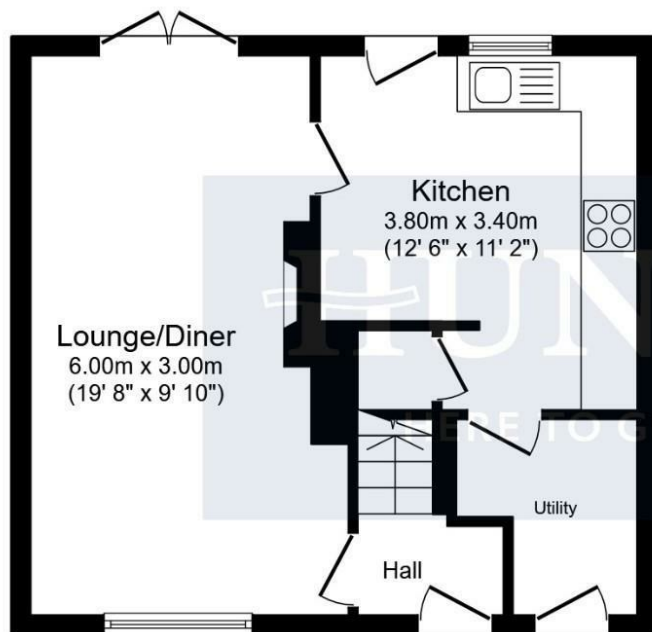
There are three bedrooms, comprising two good-sized doubles and a single. The second bedroom is currently arranged as a dressing room, showcasing the flexibility of the accommodation and its potential to be used as a bedroom, home office or guest room. A contemporary fitted bathroom completes the internal accommodation.

Outside, the property benefits from a driveway to the front, providing convenient off-road parking. To the rear is a large, fully enclosed garden offering a private and peaceful setting. A paved pathway leads through the garden, with mature woodland providing a leafy backdrop and a garden shed offering useful additional storage.

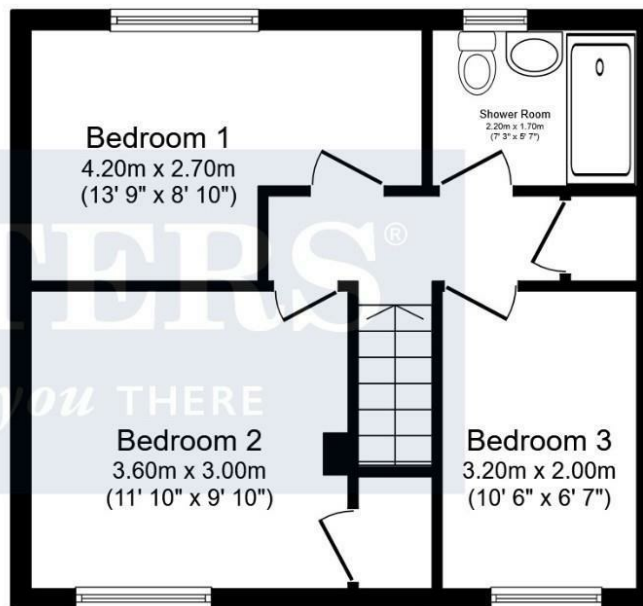
Combining a spacious open-plan layout, stylish kitchen, versatile accommodation and an attractive enclosed garden, this is a well-presented home offering modern living in a desirable Harrogate setting.







Ground Floor



First Floor

Total floor area 78.0 sq.m. (839 sq.ft.) approx

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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

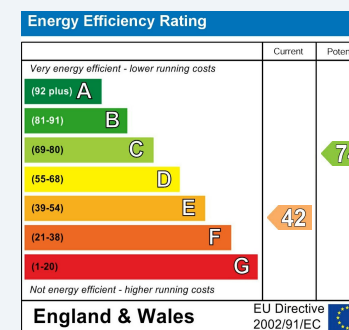
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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