



65 Cawthorn Avenue, Harrogate, North Yorkshire, HG2 7QD

£230,000

Guide Price

## 65 Cawthorn Avenue, Harrogate, North Yorkshire, HG2 7QD

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A spacious three-bedroom semi-detached house occupying a good-sized plot with drive and gardens to the front and rear.

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This well-presented home is offered with gas-fired central heating and uPVC double glazing throughout and features accommodation comprising a bay-fronted living room with wood burning stove, kitchen, dining room with glazed doors overlooking the garden, utility room and downstairs WC, three good-sized bedrooms and a house bathroom.

Cawthorne Avenue is situated in a popular residential location to the east of Harrogate and is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

A spacious reception hall with window to side, fitted cupboard and stairs leading to the first floor.

### **SITTING / DINING ROOM**

A spacious open-plan living space with sitting and dining areas. Bay window to front and glazed sliding doors lead to the rear garden. Attractive fireplace with wood-burning stove.

### **KITCHEN**

A fitted kitchen with a range of wall and base units. Electric hob and integrated fridge freezer and space for appliances.

### **UTILITY ROOM**

With worktop, sink and space for appliances. Windows and glazed door overlooking the garden.

### **CLOAKROOM**

With WC and window to side.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with window to front.

### **BEDROOM 2**

A further good-sized double bedroom with fitted wardrobes and window to rear.

### **BEDROOM 3**

Further bedroom with window to front.

### **BATHROOM**

A white suite with WC and washbasin. Heated towel rail and window to rear.

### **SEPARATE WC**

A separate WC with window to side.

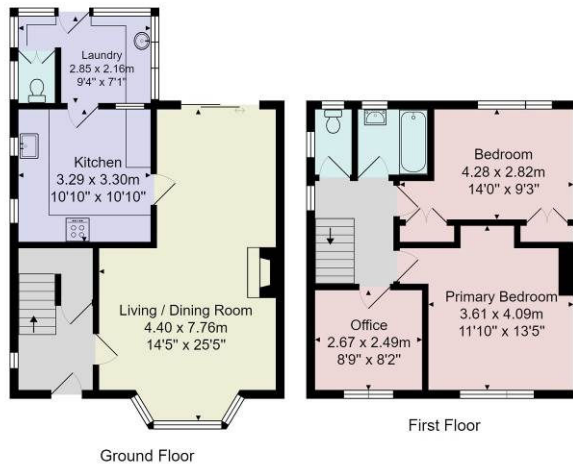
### **OUTSIDE**

The property occupies a particularly generous plot with a good-sized paved rear garden providing an excellent outdoor entertaining space with a pond. There are two large sheds and a summerhouse that currently provide storage space

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
69	82	71	82

For energy efficient - lower running costs  
For environmentally friendly - lower CO<sub>2</sub> emissions  
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For energy efficient - April 2022 EU Directive 2002/91/EC  
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England & Wales