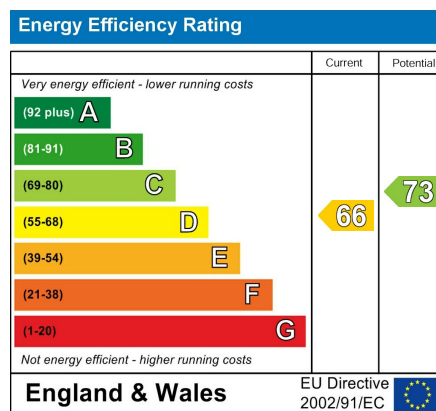


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed down Knaresborough Road and just after the Tesco Express Petrol Station turn right into Stonefall Avenue where the property is on the right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£349,995

36 Stonefall Avenue, Harrogate, HG2 7NP

3 Bedroom House - Terraced

A beautifully fully refurbished three bedroomed plus attic room town house offering spacious living accommodation throughout split over three floors and benefitting from a superb location with a wide variety of amenities and transport links close by. NO ONWARD CHAIN.



HOPKINSONS

E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating and double glazing, the property has been tastefully updated to a very high standard but with keeping its original character features and charm. The living accommodation comprises, entrance hall, spacious bay fronted lounge with feature fireplace, dining room with another stunning fireplace, modern fitted kitchen with all integrated appliances including fridge, freezer, dishwasher, washing machine and dryer. There is also a downstairs w/c.

On the first floor is the spacious Master bedroom to the front of the property, third double bedroom, a good sized third bedroom and a modern house bathroom with shower over the bath, w/c and hand basin. On the second floor is a great sized second double bedroom.

Outside

Outside to the front of the property is unrestricted on street parking and a easy to maintain gravel. To the rear is a south/west facing and fully enclosed garden with a lawn and private patio area. There is also an off street parking space.

Surrounding Area

The High Street has a wide range of amenities close by including; convenience stores, a range of other shops, Primary School, Elite Meat butchers, Post Office, hairdressers and Starbeck train station which is on the Harrogate, Knaresborough, York and Leeds line so ideal for commuting and a regular bus service between Harrogate and Knaresborough. There are countryside walks on the doorstep which lead down to the River Nidd and also all the way through to Ripley on the cycle track.

