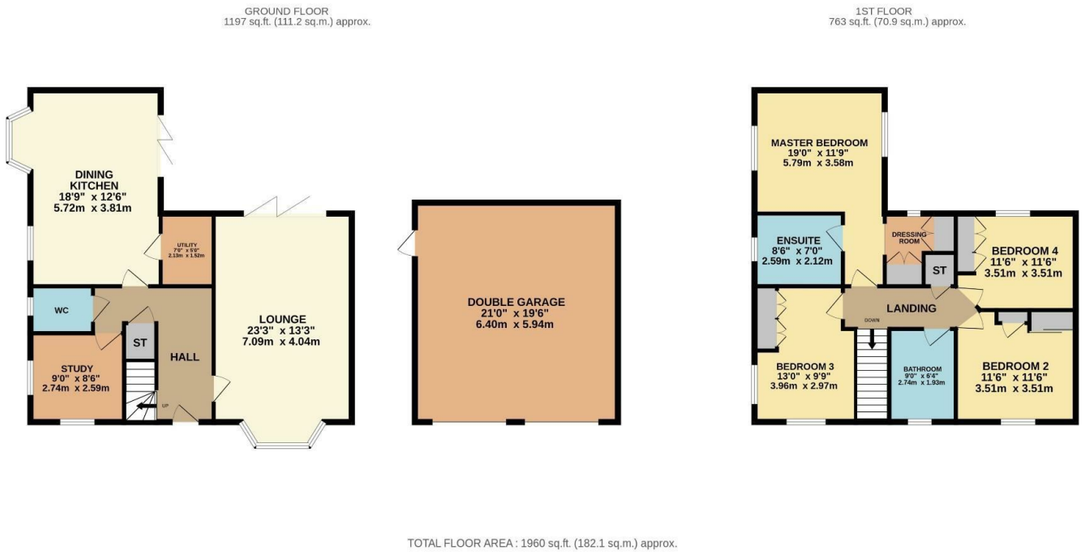
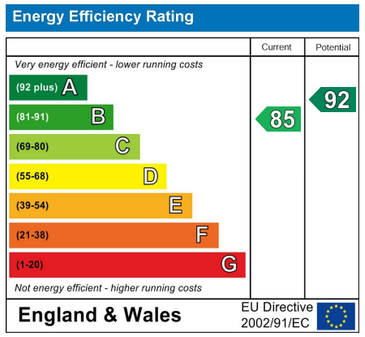
Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road (A61) and at the roundabout take the first exit onto Skipton Road (A59). Continue passed Tesco, continue to the large roundabout at the top of the hill (opposite The Curious Cow) and take the third exit. Take the first right onto Byland Avenue where the property is found on your left hand side.

Council Tax Band F 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.

Asking Price £619,000

1 Byland Avenue, Harrogate, HG3 2SF

4 Bedroom House - Detached

A beautifully presented four bedroomed detached family home offering spacious living accommodation and benefitting from a superb location on the outskirts of Harrogate and benefitting from a wide range of amenities close by.

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
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Description

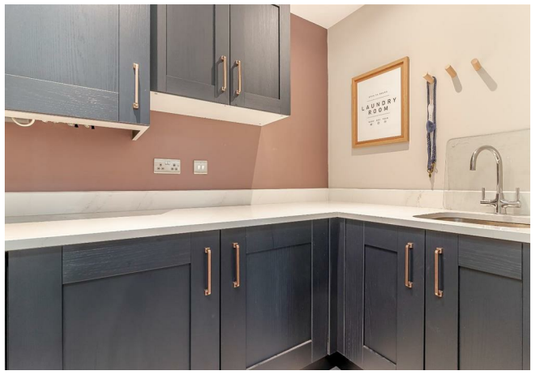
The Property

With gas fired central heating a double glazing the living accommodation comprises; spacious entrance hall, downstairs w/c, a great sized lounge with bay window and bifolding doors leading out onto the patio. An immaculate dining kitchen with integrated appliances including fridge and freezer, dishwasher, double oven, induction hob with extractor, quartz worktops and a good sized dining area with bay window and bifolding doors leading out to the patio creating a great entertaining space. There is a separate utility with quartz worktops, sink and integrated washing machine. Additionally to the ground floor to the front of the property is the office/study which could also be used as a snug or playroom.

On the first floor the landing leads to the Master bedroom suite with walk in wardrobes and a large ensuite shower room with walk in shower, w/c and hand basin. There are three further double bedrooms which all have fitted wardrobes and modern house bathroom with separate bath, walk in shower, w/c and hand basin.

Outside

Outside to the front of the property is are well stocked flowerbeds and a shaped lawn that runs to the side of the property. To the other side is the large driveway which offers off street parking for multiple vehicles and leads to the double garage (measuring 21 x 19'6). The garage, previously the site office, has power, lighting, fully plastered, insulated and has the flooring down so could be used as a studio or office. To the rear the garden is fully enclosed with a lawn, decking area and a patio off the lounge and dining area creating a lovely entertaining and barbecue area.

Surrounding Area

Benefitting from a great location on the outskirts of Harrogate with a wide range of amenities close by, primary schools, The Curious Cow pub and a regular bus service into Harrogate's town centre. You are also within easy access out to the Yorkshire Dales and the surrounding Nidderdale villages.