



## Stonebeck Avenue, Harrogate, HG1 2BW

- EPC Rating A
- Cul-de-sac location
- Solar plus storage system
- Extended open-plan kitchen and dining area
- Private rear garden with patio area
- Popular residential location
- Family bathrooms plus downstairs WC
- Separate downstairs office
- Driveway with EV charging point
- Well placed for local amenities, schools and transport links

**Guide Price £375,000**



# Stonebeck Avenue, Harrogate, HG1 2BW

## DESCRIPTION

Located on Stonebeck Avenue, this well-presented detached house offers spacious and practical accommodation in a popular residential location.

The property has benefited from a smartly designed extension, which has significantly improved the layout and functionality of the home. The extension has created a welcoming entrance hall, a separate home office, a useful utility room, and a larger open-plan kitchen and dining space, making it a fantastic central hub for family living and entertaining.

The property features two reception rooms, providing flexible space for relaxing, family life or entertaining. There are three bedrooms, a family bathroom and a downstairs WC, offering a practical layout for modern living.

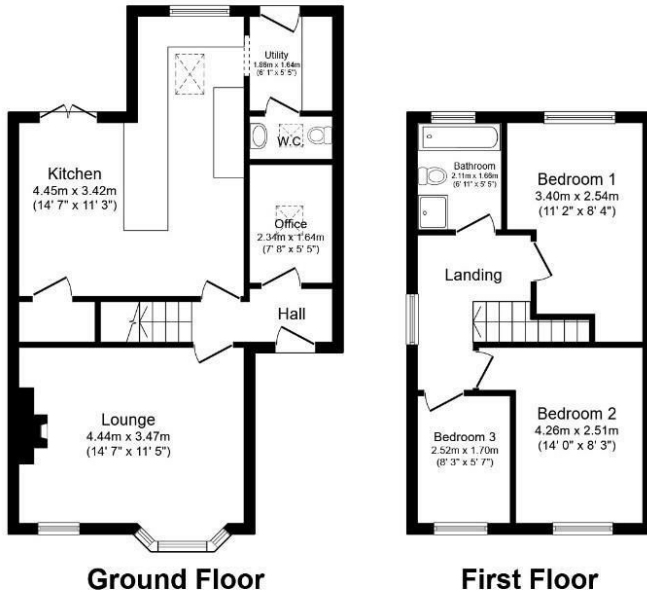
The extended kitchen and dining area is a particular highlight, offering excellent space for dining, socialising and day-to-day family use. The property is well presented throughout, with a modern fitted kitchen and contemporary bathroom facilities.

Externally, the property benefits from a driveway providing off-street parking with an EV charging point, along with a private rear garden with patio area, offering a useful and enclosed outdoor space for seating and entertaining.

Stonebeck Avenue is a well-regarded residential location, conveniently positioned for access to local amenities, schools and transport links. The combination of the extended layout, generous accommodation and location makes this an attractive home for a range of buyers, particularly families.







Total floor area 95 sq.m. (1022 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [harrogate@hunters.com](mailto: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.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

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.

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