



South Beech Avenue, Harrogate, HG2 7PE

- NO ONWARD CHAIN
- Spacious layout offering comfortable everyday living
- Rear door leading directly to the outdoor space
- Rear gate providing easy access to the road behind
- Early viewing highly recommended
- Excellent opportunity for families, first-time buyers, or investors
- Useful separate utility area for added convenience
- Private back patio perfect for seating and summer
- Close to local amenities, schools, and parks
- Council Tax Band A

Guide Price £190,000



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DESCRIPTION

NO ONWARD CHAIN. Located on South Beech Avenue, this mid-terrace house presents an excellent opportunity for families, first-time buyers, or savvy investors. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living.

Upon entering, you will find a lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen is well-appointed and functional, catering to all your culinary needs. Additionally, a convenient utility area enhances the practicality of the home, making daily chores a breeze.

One of the standout features of this property is the door that leads out to a lovely back patio. This outdoor space is ideal for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day. The patio also includes a gate that provides easy access to the road behind, adding an extra layer of convenience.

With its prime location in Harrogate, this terraced house is surrounded by local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. Whether you are looking to settle down or invest in a promising property, this home on South Beech Avenue is sure to meet your needs. Don't miss the chance to make it your own.

EPC

Energy rating C

This property produces 3.4 tonnes of CO2

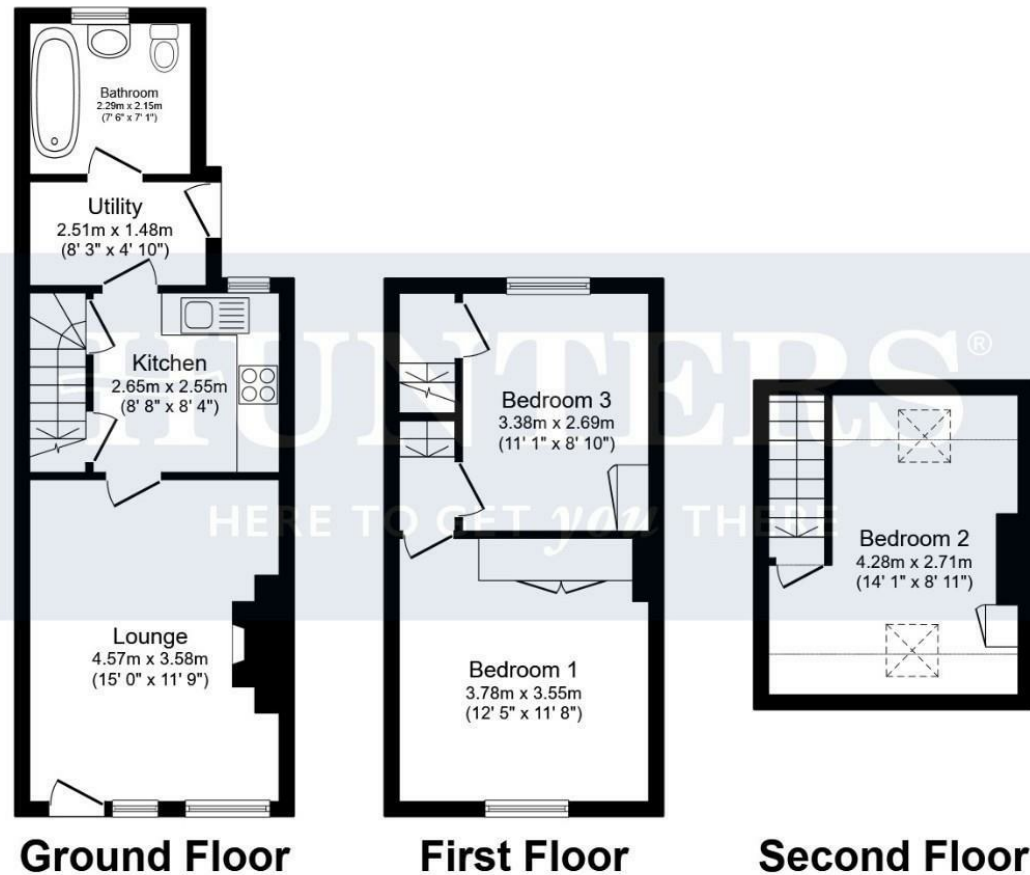
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: A







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		70	85
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.