

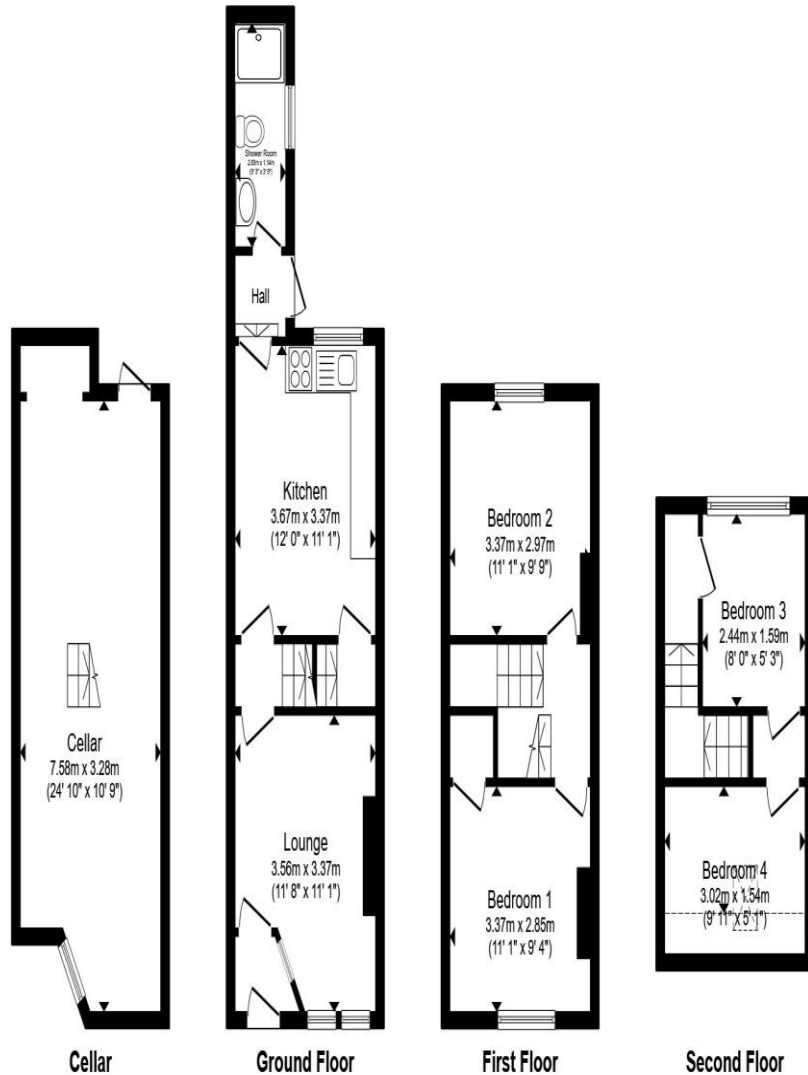


**North Lodge Avenue, Harrogate HG1 3HX**

**welcome to**  
**North Lodge Avenue, Harrogate**

Beautifully presented and fully renovated throughout, this impressive four-bedroom mid-terrace home is situated on a quiet residential street on the north side of Harrogate close to primary schools and local amenities.





**Lower Ground Floor**

**Bedroom Two**

**Cellar Room**

**Second Floor**

**Ground Floor**

**Bedroom Three**

**Entrance Porch**

**Bedroom Four**

**Living Room**

**Exterior**

**Inner Hall**

**Kitchen**

**Rear Hall**

**Shower Room**

**First Floor**

**First Floor Landing**

**Bedroom One**

Total floor area 103.8 m<sup>2</sup> (1,118 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.propertybox.io](http://www.propertybox.io)



welcome to

## North Lodge Avenue, Harrogate

- Renovated to high standard throughout
- Set over four floors
- Useful cellar room with access to the rear courtyard garden and scope to change to additional living space in the future
- Fully fitted modern kitchen
- Modern shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

0000 000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HRG107653](http://williamhbrown.co.uk/Property/HRG107653)



Property Ref:  
HRG107653 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



[williamhbrown.co.uk](http://williamhbrown.co.uk)