



# Stonefall Avenue, Harrogate, HG2 7NR

£125,000



- NO ONWARD CHAIN
- Opportunity to apply to change license to residential
- Potential to convert to a two bedroom apartment
- Courtyard to the rear of the property
- Previously a newsagent / local store
- Freehold title is held by the current owners
- Garage for extra storage along with the cellars
- Call to arrange a viewing

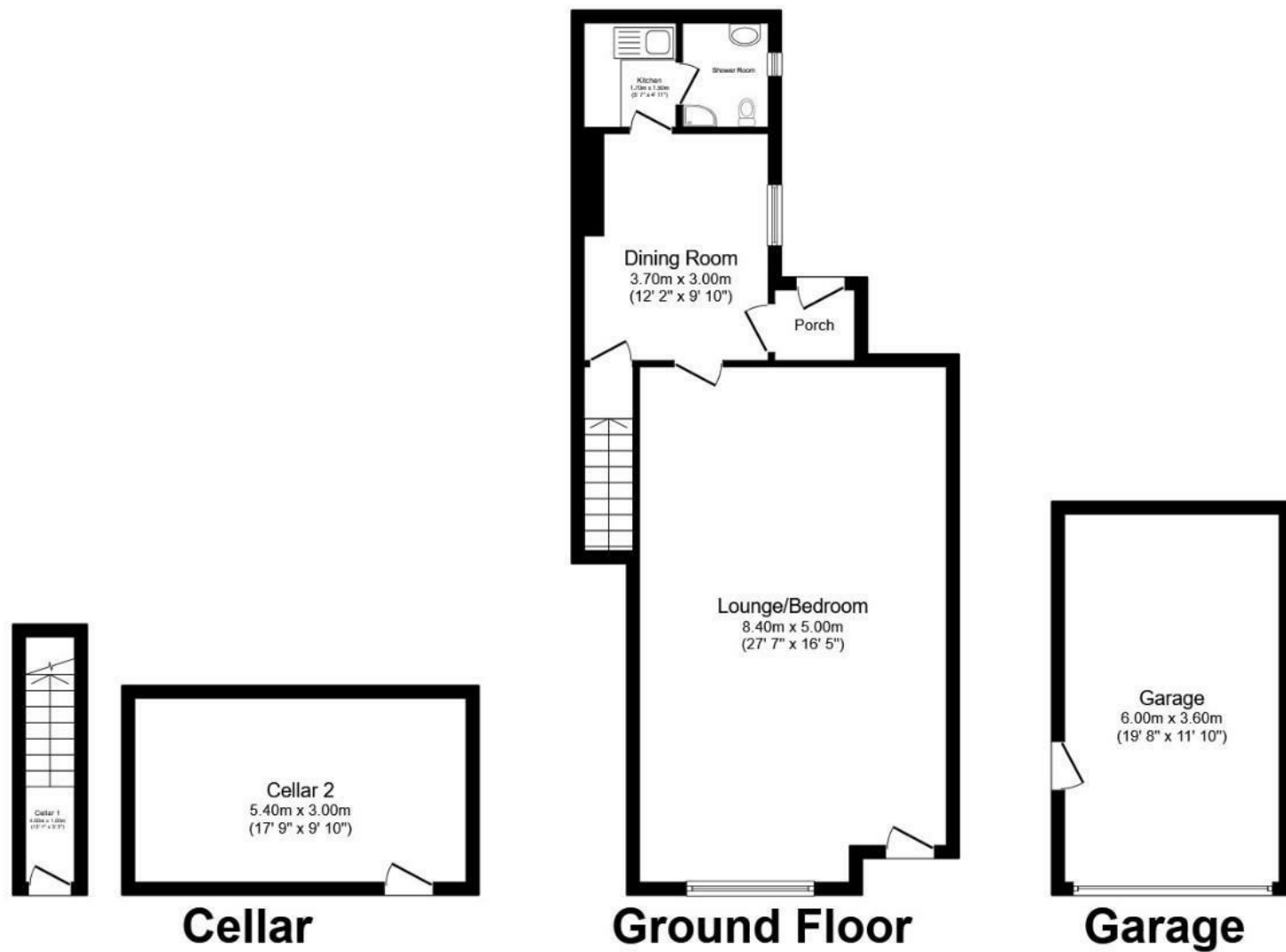
\*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION \* GUIDE PRICE £125,000 \* BIDDING CLOSURES (TBA) \* RESERVATION FEE APPLIES \* FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

OFFERED TO THE MARKET CHAIN FREE. A opportunity to purchase a ground floor unit currently holding a commercial license with potential to convert to a residential dwelling with correct permits if preferred.

Located in a popular residential street with Harrogate town centre close by and the amenities on Starbeck High Street and Train Station within a short walk.

In need of some refurbishment the premises have the potential to reconfigure into a spacious two bedroom apartment and include garage style storage and an outdoor rear courtyard. The property is held under a Freehold Title.





EPC  
 Energy rating TBC  
 This property produces TBC tonnes of CO2  
 Material Information - Harrogate  
 Tenure Type: Leasehold - Owns the Freehold  
 Leasehold Years remaining on lease: 980  
 Council Tax Band: N/A

Total floor area 102.7 sq.m. (1,106 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

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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO2 emissions		
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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.

**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.