

**FOR SALE**



**The Avenue, Harrogate, HG1 4QG**  
**Asking Price : £225,000**

  
**MARTIN&CO**



### Key features:

- Offered for sale with no onwards chain
- Spacious two-bedroom mid-terrace property
- Fantastic opportunity to modernise and add value
- Ideal first home, investment, or ongoing project property
- Convenient location between Harrogate and Knaresborough
- Useful cellar rooms with further potential
- Enclosed rear courtyard with storage shed
- Generous living room with Separate dining room



A fantastic opportunity to acquire this spacious two-bedroom mid-terrace home, ideally positioned between Harrogate and Knaresborough in a convenient and well-connected residential location. Offering generous accommodation across three levels, including useful cellar space, this characterful property presents the perfect blank canvas for buyers looking to modernise and create a home tailored to their own style and needs.

Whilst perfectly liveable as it stands, the property would benefit from cosmetic updating throughout and would make an exciting ongoing project for first-time buyers, young professionals, investors, or anyone looking to add value over time.

The ground floor comprises an entrance hallway, a bright bay-fronted living room measuring approximately 11'3" x 13'5", and a spacious dining room of similar proportions leading through to the kitchen. To the lower ground floor are two generous cellar rooms, offering excellent storage, workshop potential, or scope for further development subject to the necessary permissions.

To the first floor are two well-proportioned bedrooms, including a particularly spacious principal bedroom measuring approximately 14'10" x 13'5", alongside a house bathroom.

Externally, the property enjoys a low-maintenance yet welcoming front garden, while to the rear is an enclosed courtyard with useful shed storage - ideal for outdoor seating, entertaining, or additional practicality.

The property occupies a convenient position within easy reach of both Harrogate and Knaresborough town centres, making it ideal for commuters and those wanting access to a wide range of amenities. Harrogate offers an excellent selection of independent cafés, bars, restaurants, shops, and fitness facilities, alongside popular green spaces such as The Stray. Nearby Knaresborough provides a more picturesque riverside setting with historic charm, boutique shops, and popular waterside cafés and pubs.

Excellent transport links are available nearby, with regular rail services connecting Harrogate, Knaresborough, Leeds, and York, while the A59 and surrounding road networks provide straightforward access across North Yorkshire and beyond.

**Further useful information regarding this fantastic property includes:**

**Tenure:** Freehold

**Council Tax Band:** B

**Services:** Mains electricity, gas, and water

**Broadband availability:** Full fibre to the property with estimated speeds up to 1,600 Mbps

**Mobile Coverage:** O2, Vodafone, Three & EE

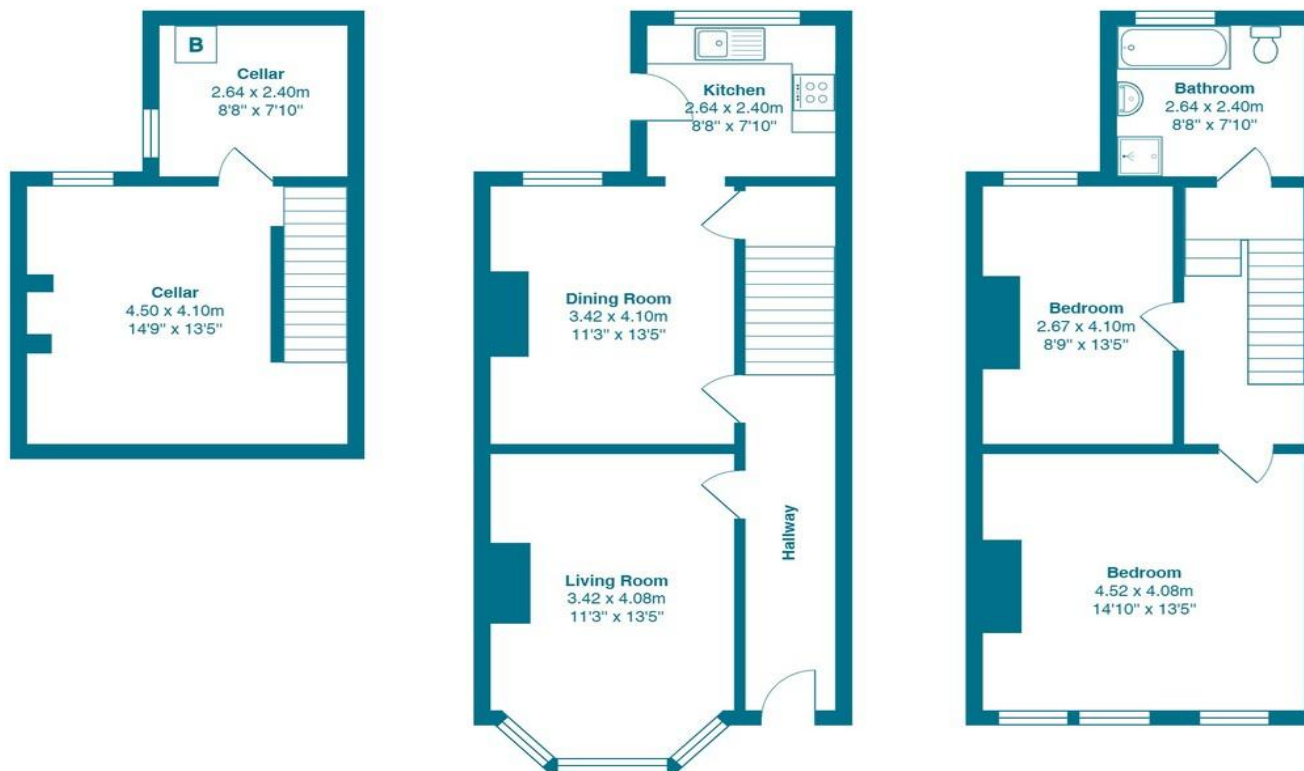
**TV & Satellite availability:** VIRGIN, Sky & BT

**Flood Risk:** Very low risk

**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The Avenue, Harrogate, HG1 4QG

Total Area: 118.6 m<sup>2</sup> ... 1276 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE  
T: 01423565556 • E: harrogate@martinco.com

# 01423565556

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

**MARTIN&CO**

**MARTIN&CO** The Property Ombudsman