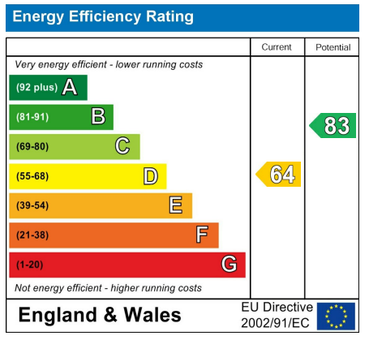
Floor Plan

Energy Performance Certificate



Directions

Proceed along Skipton Road and turn right onto King Edwards Drive. Turn left onto Rawson Street and left into Charles Avenue where the property is easily found on the left-hand side marked by Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£350,000

33 Charles Avenue, Harrogate, HG1 4PE

3 Bedroom House - Semi-Detached

A recently refurbished and extended three bedroom semi detached house located in a quiet cul de sac in this ever popular location. No chain involved.

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Description

The property has been extended to the ground floor to provide a full width stunning living kitchen with bifold doors that open up into a generous enclosed garden with both shaped lawn and newly flagged patio.

The property has been re-roofed and re-rendered, rewired and features a newly installed Combi boiler. With an engineered oak floor to the hallway there is a guest cloakroom WC and useful under stairs store with boiler there is a comfortable bay fronted lounge and a stunning extended living family kitchen. There is a dining/soft seating area with bifold doors and Velux windows providing natural light to this amazing living space. There's a peninsula breakfast bar with integrated fridge. Additionally the newly installed kitchen offers a fridge freezer, oven and microwave, 4 ring induction hob and an instant boiling hot tap.

There is a site entrance/utility area with space and plumbing for washing machine paragraph at first floor from the landing. There is a pulldown wooden ladder providing access to the roof void. There are three Well proportion bedrooms each that will take a double bed. Finally, there's a newly installed luxury house shower room with a bath that incorporates a shower over the bath.

Outside there is off street parking and a shaped lawn to the front of the property. A personal gate and new fencing provides access to an enclosed safe private rear garden with large garden shed and a shaped lawn with a patio providing space for entertaining and relaxation.

Nearby there are shops which cater for most daily needs. Additionally there are schooling options for all age groups and a good road network connecting the traveller and commuter into Harrogate Leeds and York.

Agents note; Rarely do newly refurbished properties come to the market and this represents one that is literally a turn key on legal completion.