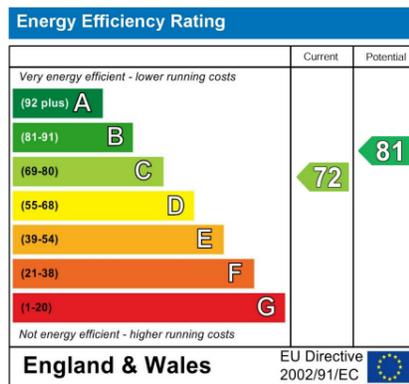


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed down Knaresborough Road and just after the Tesco Express Petrol Station turn right into Stonefall Avenue where the property is on the right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band C 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.



£375,000

70 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

4 Bedroom House

**A beautifully presented four bedroomed characterful townhouse offering spacious living accommodation throughout, split over three floors and benefitting from a superb location with a wide range of amenities and transport links within walking distance.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

### The Property

With gas fired central heating, double glazing and character features throughout the living accommodation comprises; Entrance hall with solid Oak flooring, spacious lounge with bay window and feature fireplace, dining room with solid Oak flooring and a door leading through to the modern fitted breakfast kitchen with quartz worktops, breakfast bar, Neff double oven, gas hob with extractor, integrated fridge and freezer, dishwasher, washing machine and a door leading out onto a flagged patio. There is also a really useful understairs storage cupboard.

On the first floor the landing leads to the Master bedroom with feature fireplace and large built in wardrobes, third double bedroom with a pleasant open view over the allotments, fourth bedroom which is currently used as an office also benefits from the view and a modern house bathroom with w/c, hand basin and shower over the bath.

On the second floor is the good sized second double bedroom which has an ensuite shower room with walk in shower, w/c and hand basin and the room also has useful storage in the eaves.

### Outside

Outside to the front of the property is an easy to maintain garden with unrestricted on street parking. To the rear is a flagged south/west facing patio area which creates a pleasant seating area and entertaining space with access to a useful external storage cupboard. There is also a gravelled parking space offering off street parking for one vehicle. There is also a large shed which provides a great amount of storage.

### Surrounding Area

The High Street has a wide range of amenities close by including; convenience stores, a range of other shops, Cafe, Coffee shops, Primary School, Elite Meat butchers, Post Office, hairdressers and Starbeck train station which is on the Harrogate, Knaresborough, York and Leeds line so ideal for commuting and a regular bus service at the end of the road between Harrogate and Knaresborough. There are countryside walks close by which lead down to the River Nidd and also all the way through to Ripley on the cycle track.

