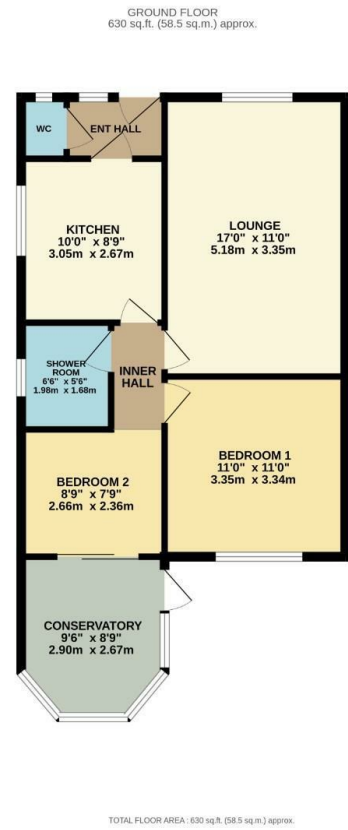


Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From the Empress roundabout proceed along Skipton Road and turn right into Bilton Lane. Continue along Bilton Lane past the Cricket Club and turn left into Tennyson Avenue where the property is found on your left hand side.

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.



Offers In The Region Of £215,000

91 Tennyson Avenue, Harrogate, HG1 3LE

2 Bedroom Bungalow - Semi Detached

A well presented two bed roomed semi detached bungalow offering well proportioned living accommodation throughout with a conservatory overlooking the good sized garden and benefitting from a superb location in Bilton with a wide range of amenities close by and a regular bus service into Harrogate's town centre.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating and double glazing throughout the living accommodation comprises, entrance hall with a separate w/c, spacious lounge with a feature fireplace with an electric fire, good sized kitchen with space for a freestanding fridge freezer and plumbing for a washing machine.

The inner hall leads you to the master bedroom with fitted wardrobes providing plenty of storage, shower room with walk in shower, w/c and hand basin and to the rear is a second bedroom which is currently used as a dining room with patio doors leading into the conservatory. There is also a good sized loft space offering additional storage.

Outside to the front of the property is a driveway for multiple cars to park in tandem and under the car port leading to the single garage which has power and lighting. To the rear is a great sized garden with lawns, well stocked flower beds, gravelled areas for pots and plants and there is also a large storage shed.

