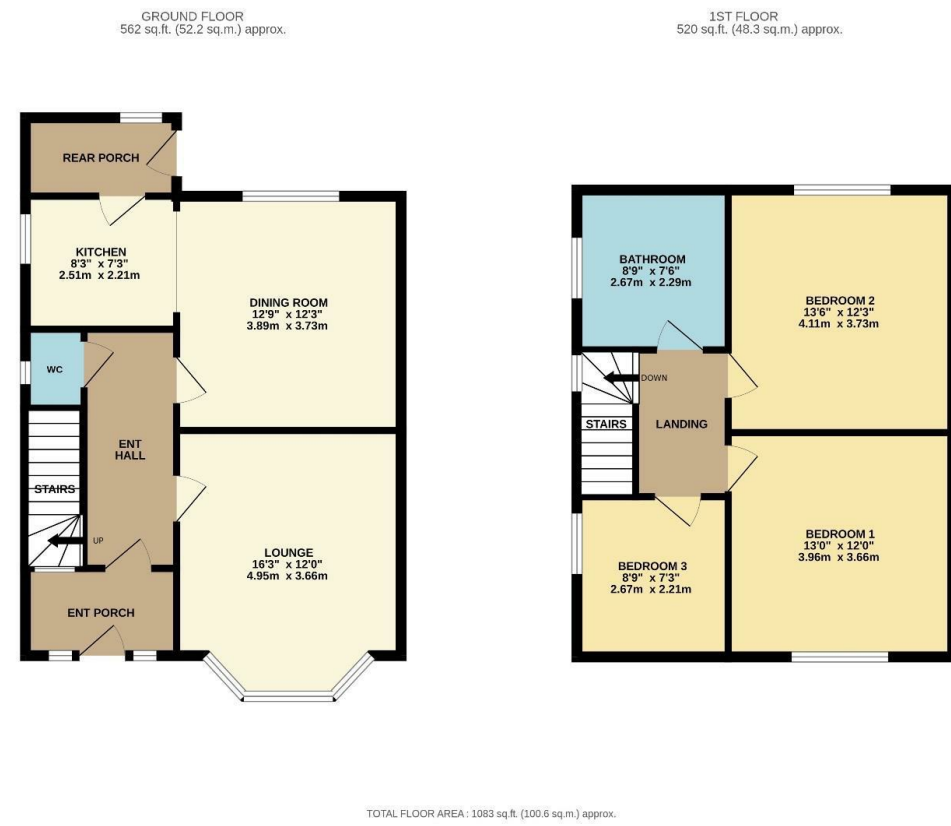
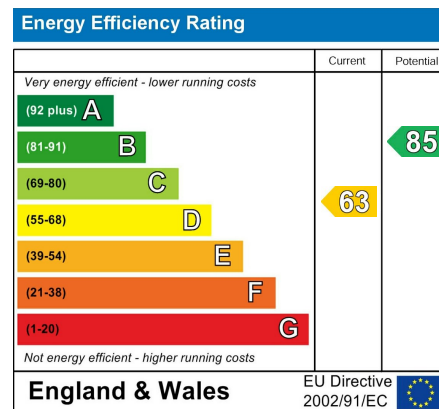


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road towards Knaresborough. Continue over the level crossing continue through the pelican crossing and turn left onto The Avenue where the property is found on your right 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.



£350,000

50 The Avenue, Harrogate, HG1 4QD

3 Bedroom House - Semi-Detached

A spacious three bed roomed semi detached house with character features throughout offering well proportioned living accommodation and benefits from a superb location close to a wide range of amenities and transport links via bus and rail to Harrogate, Knaresborough, York and Leeds.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating and UPVC double glazing the living accommodation comprises; entrance porch leading into the entrance hall where there is a useful understairs storage cupboard and a downstairs w/c, spacious bay fronted lounge with feature fireplace with a wood burning stove set on a slate hearth, open plan dining kitchen offering a great space for entertaining. The kitchen includes integrated slimline dishwasher, washing machine, microwave, four ring gas hob and a gas double oven. There is a rear porch which houses the gas central heating boiler and space for an American fridge freezer.

On the first floor the landing leads to the master bedroom, second double bedroom, good sized third bedroom and a modern house bathroom with walk in shower, separate bath, w/c and hand basin with a wall mounted cupboard offering useful storage. There is a drop down loft ladder leading to the loft which is currently used for storage, but has huge potential for further accommodation.

Outside there is unrestricted on street parking to the front and rear. The front south facing garden is mainly lawn either side of the pathway leading up to the front door and a raised gravelled area offering a pleasant seating area. To the rear is an gravelled courtyard garden creating a great BBQ and entertaining space and there is a single garage with power and lighting.

The High Street has a wide range of amenities close by including; convenience stores, a range of other 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. There is also a regular bus service between Harrogate and Knaresborough.

Agents Note; Under the terms of the Estate Agents Act 1979, we are obliged to inform you that the property belongs to an employee of Hopkinsons EA.

