



173 The Avenue, Harrogate

£309,950



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented three-bedroom semi-detached home offered with attractive landscaped garden and offered for sale with no onward chain, situated in this popular and convenient location close to local amenities, schools, parks and open countryside.

This attractive property provides generous and well-planned accommodation, including three double bedrooms, a spacious kitchen and dining area, and a main bedroom with en suite. With the added benefits of a garage, driveway parking and a downstairs WC, this home is ideal for families, professionals or those looking for extra space in a well-connected setting. The property is also conveniently located for the cycle path linking Harrogate and Knaresborough.

OUTSIDE

A driveway provides off-road parking and leads to an integral garage, which offers excellent storage space with electric car charging point. There is an attractive landscaped rear garden with lawn, planted borders and paved sitting areas. The property is well positioned close to local amenities, schools and parks, with open countryside and walking and cycling routes nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR

The ground floor comprises an entrance hall with built-in storage and internal access to the garage. There is a spacious kitchen and dining area providing an excellent space for everyday living and entertaining. The kitchen is fitted with a range of wall and base units with integrated appliances and offers ample space for dining.

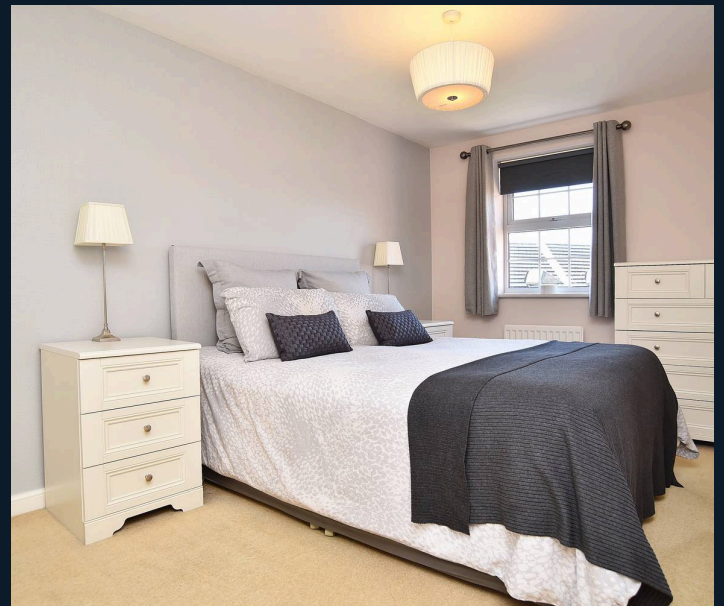
There is also a useful downstairs WC.

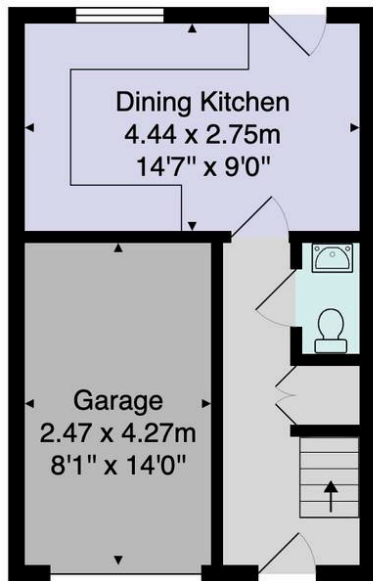
FIRST FLOOR

There is a very spacious sitting room on the first floor with space for sitting and dining areas. There's also a double bedroom.

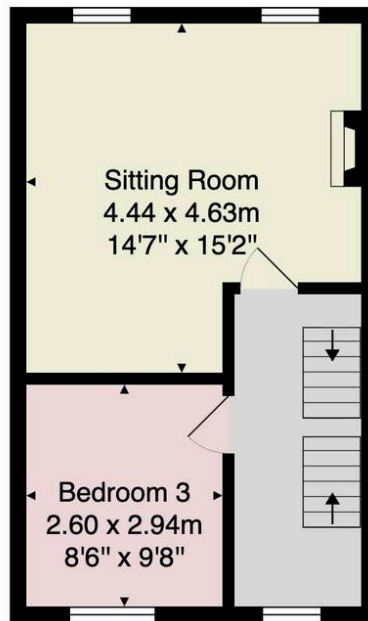
SECOND FLOOR

On the top floor, there are two good sized double bedrooms. The main bedroom has a modern ensuite shower room. There is also a bathroom with WC, basin and bath.

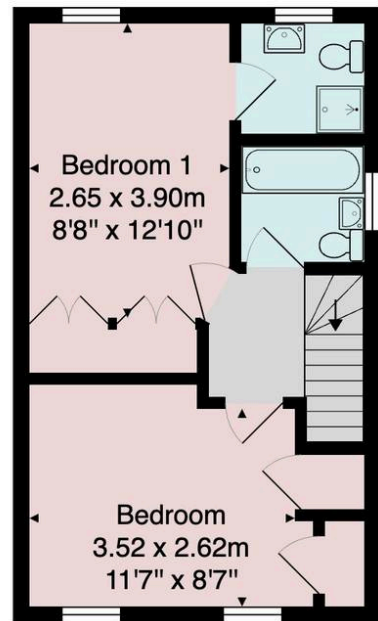




Ground Floor



First Floor



Second Floor

Total Area: 100.5 m² ... 1082 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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