



Avenue Grove, Harrogate HG2 7PD

welcome to

Avenue Grove, Harrogate

located in a quiet residential area of Harrogate, this charming three-bedroom terraced home beautifully balances character, comfort and practicality. Perfectly suited for first-time buyers, small families or investors, the property offers well-proportioned accommodation throughout.



Ground Floor

Living Room

A good sized main reception room with a front facing exterior door, front facing double glazed window, radiator and open to the kitchen.

Kitchen

Fitted with a range of modern wall and base units with co-ordinated work surfaces and an inset sink and drainer unit, Integrated oven and hob with extractor over, space under the stairs for a fridge/freezer, tiled floor, rear facing double glazed window and a rear facing UPVC double glazed exterior door.

Utility Room

Useful utility room with a fitted cupboard, radiator, side facing double glazed window and space for a washing machine and tumble drier.

Downstairs W.C

A useful downstairs W.C fitted with a wash basin, W.C, extractor, part tiled walls and side facing double glazed window.

First Floor

First Floor Landing

With inset ceiling spotlights, stairs to the second floor accommodation and a cupboard housing the boiler.

Master Bedroom

A good sized master bedroom with front facing double glazed window, two radiators and a feature panelled wall.

House Bathroom

Fitted with a P-shaped bath with a shower over and shower screen, tiled walls and floor, wash basin, W.C, inset spotlights, extractor, heated towel rail and rear facing double glazed window.

Second Floor

Bedroom Two

A good sized bedroom with Rear facing Velux

window and a radiator.

Bedroom Three

Another good sized room with a front facing Velux window, eaves storage and a radiator.

Exterior

To the rear of the property is a gated courtyard area with Paved area, astro turf, water tap and fenced and walled boundaries.



view this property online williamhbrown.co.uk/Property/HRG107635



welcome to

Avenue Grove, Harrogate

- Three bedroom mid terrace
- Well presented throughout
- Offered with no onward chain
- Popular residential location
- Downstairs WC and a house bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107635



Property Ref:
HRG107635 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk