



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
 Telephone 01423 566400
 Email enquiries@myringsestateagents.com

Directions

From the Empress roundabout proceed down the A59 Knaresborough Road crossing over the railway line onto the High Street. Turn left into Avenue Close where number 4 can be found on the right hand side.



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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Zoopla.co.uk

OnTheMarket.com

rightmove

PrimeLocation.com

4 Avenue Close, Harrogate

£230,000

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BEST
 ESTATE AGENT GUIDE
 2020 : EXCELLENT
 SALES & LETTINGS

This impressively presented semi-detached bungalow occupying a corner cul-de-sac position and conveniently located for everyday amenity requirements, boasts two double bedrooms, garage and larger than average garden to the rear.

Fronted by a block set driveway large enough for at least two vehicles, the accommodation opens via an entrance porch to a central hallway which leads into the exceptionally spacious living room having lounge with feature fireplace to the front elevation and formal dining area. Adjoining to the rear is a modern fitted kitchen with granite work surfaces that extends through to a very pleasant sun room with sliding door that opens to the garden. This room also provides internal access to the wider than standard integral garage. Both bedrooms are very well proportioned doubles and there is a stylish

fully tiled house shower room. The rear gardens present a neatly manicured lawn with established planted flower beds and flagged seating area. This extends to an additional top garden with second lawn, timber summer house and further seating area.

The property is located on the outskirts of Harrogate's town centre with its many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. Starbeck High Street offers convenient grocery shops and Morrisons supermarket is within a short walk. The Harrogate area is renowned for its reputable schools which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 5.8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes walk



Main Roads
A1M 5.8 miles



Train
Starbeck 5 minutes walk



Airport
Leeds Bradford 13.4 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band C

Services
All mains services are connected to the property.

Tenure
Freehold