

VERITY  
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THE HARROGATE ESTATE AGENT

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34 Walworth Avenue, Harrogate, North Yorkshire, HG2 7RB

£240,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 34 Walworth Avenue, Harrogate, North Yorkshire, HG2 7RB

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A spacious three-bedroom end-of-terrace house occupying a good-sized plot with large drive and gardens to the front and rear.

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This well-presented family home is offered with gas-fired central heating and uPVC double glazing throughout and features accommodation comprising a bay-fronted living room, kitchen, dining room, three good-sized bedrooms and a house bathroom.

Walworth Avenue is situated in a popular residential location to the east of Harrogate and is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities.





## **GROUND FLOOR**

Composite door to the front leads to -

### **ENTRANCE HALL**

Stairs to first floor. Doors to -

### **KITCHEN**

Range of wall and base units with work surfaces having inset sink, tiled splashbacks and four-ring gas hob with extractor fan above and oven under. Plumbing and space for dishwasher and washing machine. Window to the rear and side access door. Archway through to -

### **DINING ROOM**

Window to the rear. Space for family dining table. Sliding doors through to -

### **LIVING ROOM**

Bay-fronted room with fireplace and inset multi-fuel stove. Central heating radiator.

## **FIRST FLOOR**

### **BEDROOM 1**

Fitted wardrobes with sliding mirrored doors. Window to the front. Central heating radiator.

### **BEDROOM 2**

Fitted wardrobes. Window to the rear. Central heating radiator.

### **BEDROOM 3**

Fitted cupboard housing central heating boiler. Window to the front. Central heating radiator.

### **SHOWER ROOM**

Shower cubicle, low-flush WC and pedestal washbasin. Window to the rear.

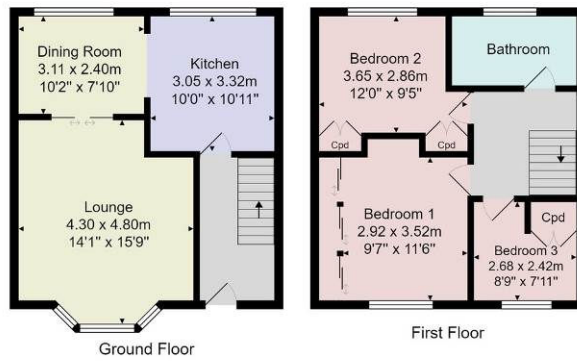
### **OUTSIDE**

The property occupies a good-sized plot with large paved drive providing ample off-street parking, shaped lawn to the front and enclosed paved garden to the rear.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 89.3 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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