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THE HARROGATE ESTATE AGENT

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36 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

£235,000

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THE HOME OF PROPERTY
• SINCE •
1921

36 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

A stunning three-bedroomed mid-terrace house situated on the sought-after Harlow Hill, close to excellent local amenities and within walking distance of the Harrogate town centre.

This stylish home has been renovated by the current owners and now features well-appointed accommodation arranged over three floors comprising double-glazed uPVC windows, a stylish fitted kitchen, living room, three good-sized bedrooms and bathroom. Outside, there is an attractive south-facing courtyard garden.

Wharfedale Avenue is situated on the popular Harlow Hill, enviable for its close proximity to excellent local shops, schools, bars and transport links and walking distance of the renowned Harlow Carr, the Stray and Harrogate town centre.





GROUND FLOOR

uPVC front door leads to –

ENTRANCE PORCH

Leads to –

LIVING ROOM

Window to front. Central heating radiator. Built-in storage. Wall-mounted electric fire.

KITCHEN

Stylish fitted kitchen comprising wall and base units with work surfaces having inset stainless-steel sink and electric hob with extractor hood above and electric oven under. Plumbing and space for washing machine. Useful under-stairs storage cupboard. Vertical central heating radiator. Windows to rear. External door to the rear garden.



FIRST FLOOR

LANDING

Fitted airing cupboard.

BEDROOM 1

A double bedroom with window to the front and central heating radiator.

BEDROOM 3

Window to rear. Central heating radiator.



BATHROOM

Modern suite in white incorporating bath with chrome shower fitting above, pedestal wash-hand basin and low-flush WC. Window to rear. Part-tiled walls. Central heating radiator.

LOFT

Loft space is partly boarded providing good storage area with light and power.

SECOND FLOOR

BEDROOM 2

Skylight window to front. Central heating radiator. Decorative fireplace.



OUTSIDE

To the rear of the property is an attractive south-facing courtyard garden. Outhouse with power and light.

Tenure - Freehold

Council Tax Band - B



Total Area: 69.9 m² ... 752 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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