



Holly Cottage, 6 North Lodge Avenue, Harrogate, HG1 3HX

£269,950

## Holly Cottage, 6 North Lodge Avenue, Harrogate, HG1 3HX

---

A very modern, well-presented three-bedroomed town house with the rare benefit of off-street parking and a garage.

---

This super property, which was constructed in 2014, provides impressive and very well-appointed accommodation over three levels and has the benefit of a private sitting area to the rear.

North Lodge Avenue is a popular street situated to the north side of Harrogate, close to excellent local amenities and just a short distance from the town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Window to side, central heating radiator and oak flooring.

### **SITTING ROOM**

Window to front, central heating radiator, oak flooring and under-stairs cupboard.

### **DINING KITCHEN**

A spacious open-plan kitchen area with a range of wall and base units. Four-ring gas hob with extractor hood above, integrated electric oven, fridge, freezer and dishwasher. Plumbing for washing machine. Window to side, skylight window and glazed door the rear. Central heating radiator and oak flooring.



### **CLOAKROOM**

White low-flush WC and washbasin. Window to side and central heating radiator.

## **FIRST FLOOR**

### **BEDROOM 2**

Window to front and central heating radiator.

### **BEDROOM 3**

Window to rear and central heating radiator.

### **BATHROOM**

White suite comprising low-flush WC, washbasin and bath with shower above. Window to rear and chrome heated towel rail.



## **SECOND FLOOR**

### **BEDROOM 1**

An impressive master bedroom with window to front, central heating radiator and an extensive range of fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

White suite comprising low-flush WC, washbasin and shower cubicle. Chrome heated towel rail.

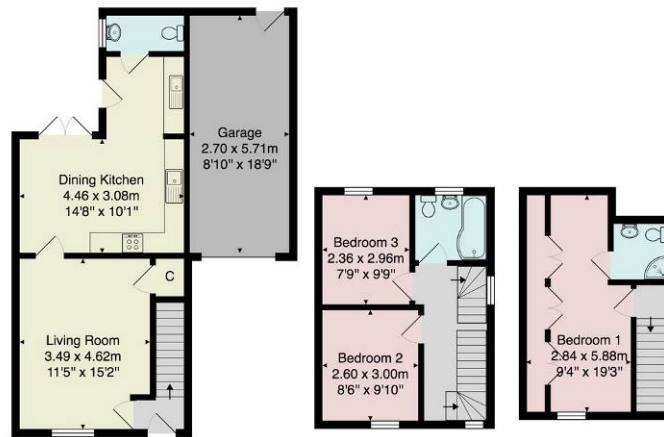
### **OUTSIDE**

Off-street parking to front leads to a SINGLE GARAGE with power and light. To the rear there is an enclosed garden, ideal for outdoor entertaining.



**Tenure** - Freehold

**Council Tax Band** - D



Total Area: 109.0 m<sup>2</sup> ... 1173 ft<sup>2</sup>

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.

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

