



136 Fairways Avenue, Harrogate, North Yorkshire, HG2 7EN

**£280,000**

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A three-bedroom semi-detached house with driveway and good-sized garden in this quiet position, enjoying a delightful outlook over the adjoining golf course.

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This well-presented property has modern accommodation comprising an open-plan living area, together with separate kitchen, three good-sized bedrooms and a modern, newly fitted shower room.

The property is presented to a good standard, with new carpeting and decoration throughout. A generous drive provides parking and leads to a garage, and to the rear of the property there is a good-sized garden which has an open aspect. The property is situated in this popular location, well served by local amenities within 10 to 15 minutes' walk including nurseries, a school, post office, train station, and convenient for both Harrogate and Knaresborough town centres.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

A large porch which leads to –

### **LIVING / DINING ROOM**

A spacious open-plan living space with sitting area which has a living-flame gas fire and dining area, with window overlooking the rear garden. Door leading to the garden. Two built-in storage cupboards.

### **KITCHEN**

With a range of wall and base units with worktop and space for appliances.

### **BEDROOMS**

There are three bedrooms - two of the bedrooms are good-sized double rooms and the third bedroom is a single bedroom with fitted wardrobes.

### **BATHROOM**

A modern white suite with WC, washbasin and shower. Heated towel rail and tiled walls and floor with under-floor heating.

### **LOFT**

There is access to the part boarded loft which provides useful storage space.

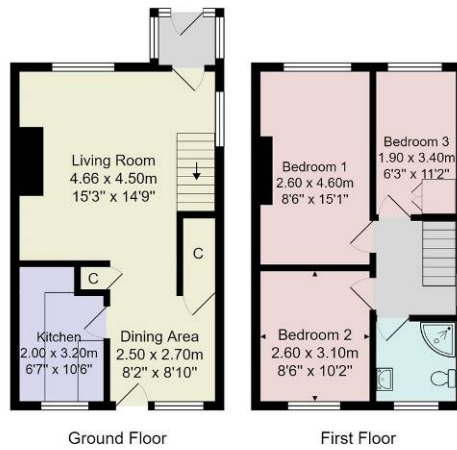
### **OUTSIDE**

A drive provides parking for two vehicles and to the rear there is a good sized and attractive garden with lawn, patio and covered decked sitting area. Garden shed and garage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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