



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

£250,000

Guide Price

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An attractive stone-fronted middle-of-terrace property providing generous accommodation over three floors, situated in this popular and convenient location close to excellent local amenities.

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This well-presented home provides good-sized accommodation comprising a sitting room and modern dining kitchen on the ground floor and has three bedrooms and a bathroom on the upper floors. To the rear of the property there is an enclosed courtyard garden.

Wharfedale Avenue is a popular residential street, situated within the Harlow Hill area of Harrogate, well served by excellent local amenities and schooling and is just a short distance from Harrogate town centre, with beautiful open countryside on its doorstep. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with ornamental fireplace and window to front.

### **DINING KITCHEN**

With a range of modern fitted wall and base units with gas hob and oven. Space for appliances. Under-stairs cupboard. Door leads to the garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front and fitted wardrobe.

### **BEDROOM 3**

A further single bedroom or office.

### **BATHROOM**

A white suite comprising WC, washbasin and bath with shower above.

## **SECOND FLOOR**

### **BEDROOM 2**

A further good-sized bedroom with skylight windows.

### **OUTSIDE**

To the rear of the property there is an enclosed garden.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 72.2 m<sup>2</sup> ... 778 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.  
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## Verity Frearson

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