

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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2 Elm Tree Avenue, Harrogate, North Yorkshire, HG1 3DS

£175,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

2 Elm Tree Avenue, Harrogate, North Yorkshire, HG1 3DS

An attractive stone-built terraced property in this quiet and convenient location, now in need of full modernisation.

This deceptively spacious home provides generous accommodation with a sitting room, dining kitchen, useful basement and storeroom, together with two first-floor bedrooms and a bathroom, plus a second floor accessed via a staircase where there is potential to create further bedrooms.

The property is situated in a very popular residential area of Bilton, on the north side of Harrogate well served by local amenities including schools, shops, and transport within easy walking distance. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A reception room with a window overlooking the garden. Gas fire.

KITCHEN

Dining kitchen with window to rear.

LOWER GROUND FLOOR

Providing useful storage space.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and window to front.

BEDROOM 2

A further bedroom.

BATHROOM

With WC, washbasin and bath.

SECOND FLOOR

A further large room with potential to create one or two further bedrooms, subject to obtaining the necessary consents.

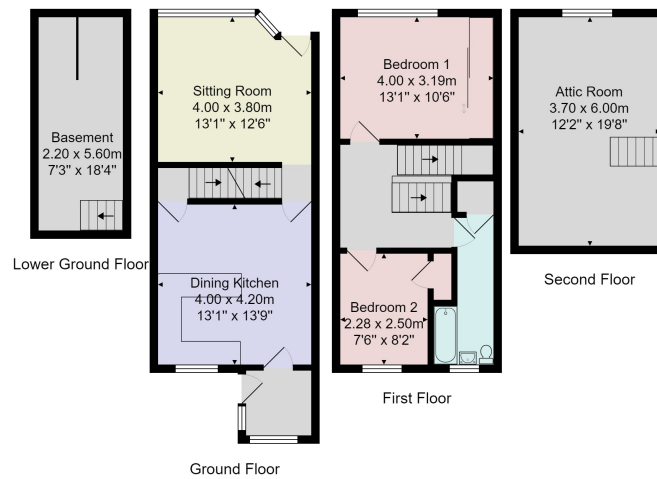
OUTSIDE

To the rear of the property there is a courtyard garden. Further garden to front.

Tenure - Freehold

Council Tax Band - C





Total Area: 109.9 m² ... 1183 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.
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