



33 Charles Avenue, Harrogate, North Yorkshire , HG1 4PE

£225,000

Offers Over

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A three-bedroom semi-detached house with driveway and good-sized garden, in this quiet position on the north side of Harrogate.

The property now requires updating and provides buyers with an excellent opportunity to modernise the accommodation to suit their own requirements. On the ground floor, there is a large open-plan living room with separate kitchen and garden room extension. Upstairs, there are three bedrooms and a bathroom with a separate WC.

Charles Avenue is a quiet, residential street, close to excellence local amenities and it's just a short distance from Harrogate to town centre.





GROUND FLOOR

SITTING / DINING ROOM

A large reception room with space for sitting and dining areas with bay window to front.

KITCHEN

With a range of fitted units with gas hob and electric oven. Space for appliances. Windows and glazed door overlooking the garden.

GARDEN ROOM

Providing a further sitting area with windows overlooking the garden.



FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms.

BATHROOM

With washbasin and bath with shower above.

SEPARATE WC

OUTSIDE

To the rear of the property there is a good-sized garden with lawn and paved sitting area. A drive provides off-road parking.

Tenure - Freehold

Council Tax Band - C





Total Area: 79.6 m² ... 857 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC.UK.COM			