

# THE HARROGATE ESTATE AGENT

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21 North Lodge Avenue, Harrogate, North Yorkshire, HG1 3HX

£250,000

Offers Over



# 21 North Lodge Avenue, Harrogate, North Yorkshire, HG1 3HX

A spacious and beautifully presented three-bedroom middle-ofterrace property with garden, situated on this quiet residential street on the north side of Harrogate, well served by local amenities.

This attractive stone-fronted property has been updated and modernised to a high standard and comprises generous and flexible accommodation over three floors, comprising a sitting room and modern dining kitchen, three bedrooms and a modern house bathroom. There is a useful cellar and to the rear of the property there is a garden with decked sitting area and planted borders.

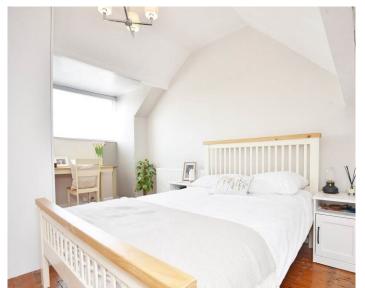
The property is situated in a quiet and convenient location on the north side of Harrogate, well served by local amenities and just a short distance from the town centre.











## GROUND FLOOR RECEPTION HALL SITTING ROOM

A spacious reception room with bay window to front with fitted shutters. Fireplace with living-flame gas fire.

### **DINING KITCHEN**

With a range of stylish fitted wall and base units with quartz worktop. Point for a range cooker and integrated fridge. Space for dining table and window to rear with fitted shutters.

#### **BATHROOM**

A modern, newly fitted white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

# LOWER GROUND FLOOR CELLAR

Providing a useful storage space with space and plumbing for washing machine and tumble dryer and access to the rear garden.

## FIRST FLOOR BEDROOM 1

A double bedroom with fitted wardrobe and cupboard.

### **BEDROOM 2**

A double bedroom with fitted wardrobe.

# SECOND FLOOR BEDROOM 3

A further double bedroom with fitted wardrobes.

#### OUTSIDE

To the rear of the property, there is an enclosed garden with decked sitting area and planted borders.

Tenure - Freehold

Council Tax Band - B





Total Area: 94.1 m² ... 1013 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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