



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

£220,000

Offers Over



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

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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 sitting room and a large extended dining room and conservatory with separate kitchen. Upstairs, there are three bedrooms and a bathroom with a separate WC.

Charles Avenue is a quiet residential street, close to excellent local amenities and just a short distance from Harrogate to town centre. Offered for sale with no onward chain.







**GROUND FLOOR  
ENTRANCE HALL**

**SITTING ROOM**

A reception room with bay window and gas fire.

**DINING ROOM**

A further reception room which has been extended to provide an additional sitting area with window overlooking the garden. Gas fire and fitted cupboards.

**CONSERVATORY**

Providing a further sitting area with windows and glazed door overlooking the garden.



**KITCHEN**

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

**FIRST FLOOR  
BEDROOMS**

There are three good-sized bedrooms.

**BATHROOM**

With washbasin and bath.

**SEPARATE WC**

**OUTSIDE**

There is a driveway providing off-road parking and a single garage. To the rear of the property there is a good-sized garden with planted borders.

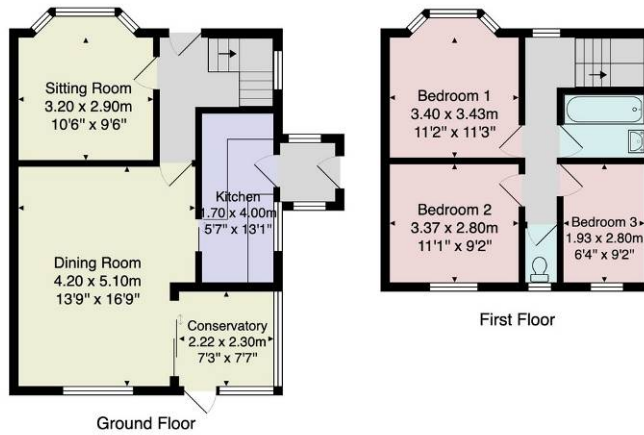


**Tenure - Freehold**

**Council Tax Band - C**







Total Area: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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