

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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52 Church Avenue, Harrogate, North Yorkshire, HG1 4HG

£190,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

52 Church Avenue, Harrogate, North Yorkshire, HG1 4HG

A two-bedroom semi-detached house with parking and garden situated in a quiet and desirable location well served by local amenities.

The property provides spacious and well-presented accommodation with an impressive open-plan living space and kitchen on the ground floor, and on the first floor there are two bedrooms and a modern bathroom. The property has the unusual benefit of off-road parking and a private garden to the side of the house.

The property is situated in a quiet and popular location on the north side of Harrogate, well served by excellent local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward sales chain.





GROUND FLOOR

OPEN-PLAN LIVING SPACE AND KITCHEN

With room for dining and sitting areas and a bay window to the front. The kitchen comprises a range of fitted units with gas hob, oven and space for appliances.

FIRST FLOOR

BEDROOM 1

A double bedroom.

BEDROOM 2

A further good-sized bedroom.

BATHROOM

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

OUTSIDE

A drive provides parking and there is a side garden providing an outdoor entertaining space. Timber garden shed.

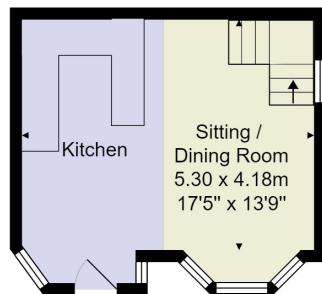
AGENTS NOTE

The property benefits from uPVC double glazing and new Vokera boiler fitted in May 2020.

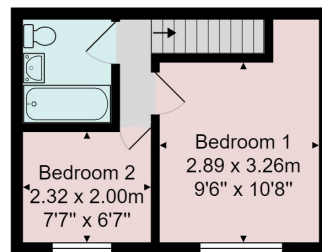
Tenure - Freehold

Council Tax Band - B





Ground Floor



First Floor

Total Area: 47.8 m² ... 514 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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