



8 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

£230,000

Offers Over

# 8 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

An attractive stone-fronted middle-of-terrace property providing generous accommodation over three floors, situated in this popular and convenient location close to excellent local amenities.

This well-presented home provides good-sized accommodation comprising a sitting room and dining kitchen on the ground floor and has three bedrooms and a bathroom on the upper floors. To the rear of the property there is an enclosed courtyard garden.

Wharfedale Avenue is a popular residential street, situated within the Harlow Hill area of Harrogate, well served by excellent local amenities and schooling and is just a short distance from Harrogate town centre, with beautiful open countryside on its doorstep. Offered for sale with no onward chain.

## GROUND FLOOR

### SITTING ROOM

A spacious reception room with fitted cabinets and shelving. Bay window to front.

### KITCHEN

With a range of fitted wall and base units with oak worktops and breakfast bar. Gas hob, integrated oven and space for appliances.

## FIRST FLOOR

### BEDROOM 1

A double bedroom.

### BEDROOM 2

A single bedroom with fitted wardrobe.

## BATHROOM

With WC, washbasin and bath with a shower above.

## SECOND FLOOR

### BEDROOM 3

A further bedroom with window to front.

## OUTSIDE

To the rear of the property. There is an enclosed garden with artificial grass and patio.

**Tenure - Freehold**

**Council Tax Band - B**



Total Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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