



69 Stonefall Avenue, Harrogate, North Yorkshire , HG2 7NS

£240,000

69 Stonefall Avenue, Harrogate, North Yorkshire , HG2 7NS

A beautifully presented two-bedroom semi-detached house with parking, large garden and useful garden room, situated in this convenient location well served by local amenities and within easy walking distance of the railway station.

On the ground floor there is a large sitting room with bay window, modern kitchen and sunroom extension which has glazed doors leading to the garden. Upstairs, there are two good-sized bedrooms with fitted wardrobes and a modern bathroom. The property occupies a generous plot and has a driveway to the front which provides parking, whilst to the rear there is a large garden with lawn and patio and access to a useful garden room which has potential to be used as an office and is currently used as a home gym.

Stonefall Avenue is a convenient residential location located between Harrogate and Knaresborough, well served by excellent local amenities, including shops and railway station.





GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window and living-flame gas fire.

KITCHEN

With a range of modern wall and base units with worktop and breakfast bar. Space for appliances.

SUNROOM

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



FIRST FLOOR BEDROOMS

There are two good-sized bedrooms, both with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail.

ATTIC

A pull-down ladder leads to an attic, which is boarded and has carpet, light, power, and a Velux window.

OUTSIDE

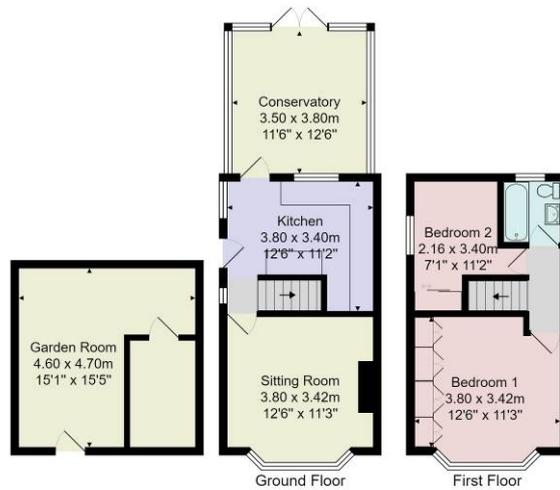
A drive provides parking at the front of the property. To the rear there is a large garden with lawn and patio and a useful garden room which has light and power and TV aerial and provides a useful office space / gym etc.



Tenure - Freehold

Council Tax Band - B





Total Area: 68.6 m² ... 739 ft² (excluding garden room)

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.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			