



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

£265,000

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A spacious and immaculately presented three / four-bedroom middle-of-terrace 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 very high standard and comprises generous and flexible accommodation over three floors comprising sitting room and modern kitchen with dining room, three bedrooms and modern house bathroom. There is an additional room on the top floor, which has potential to be used as a fourth bedroom / dressing room / potential en-suite etc. There is access from the rear to a useful cellar and there is a garden with decked sitting area and artificial grass.

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

ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window. Attractive fireplace with wood-burning stove.

DINING ROOM

A further reception room providing a dining area with a window overlooking the garden. Fitted cupboards and feature fireplace.

KITCHEN

With a range of fitted wall and base units with gas, hob and integrated double oven, space for appliances.



LOWER GROUND FLOOR

The basement provides a useful storeroom accessed via the garden.

FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good-sized bedroom with feature fireplace.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.



SECOND FLOOR

BEDROOM 3

A double bedroom with fitted wardrobes. Ornamental fireplace and door leading to additional room.

BEDROOM 4 / ADDITIONAL ROOM

An additional room which is currently accessed via bedroom three, with potential to use as a dressing room, office or fourth bedroom, as it would be straightforward to move the door to create a separate entrance from the landing. There is also plumbing, so it is possible to create an en-suite bathroom, if required.

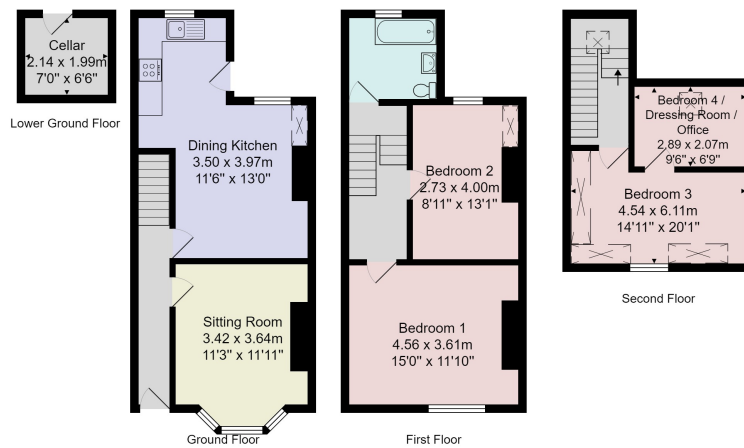
OUTSIDE

Forecourt garden to front. To the rear there is an attractive garden with southwest-facing aspect. Artificial grass and decked sitting area.

Tenure - Freehold

Council Tax Band - B





Total Area: 106.5 m² ... 1147 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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