



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

£330,000

Guide Price

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A spacious four-bedroom semi-detached house providing generous and flexible accommodation with a good-sized garden.

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This super property has been extended and provides good-sized accommodation, ideal for modern-day family living. On the ground floor there are three separate reception rooms, together with a well-equipped kitchen, utility room and downstairs WC. Upstairs, there are four double bedrooms and a modern bathroom. A gate leads to a driveway at the front of the property and to the rear there is a good-sized garden with various sitting areas including a covered sitting area with wood-burning stove.

Charles Avenue is a quiet residential street, close to excellent local amenities and just a short distance from Harrogate to town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with glazed patio doors, leading to the garden. Feature fireplace with wood-burning stove. Doors lead to the dining room.

### **DINING ROOM**

A further reception room with bay window.

### **FAMILY ROOM**

A further living area with windows overlooking the garden.

### **KITCHEN**

With a modern range of units, gas hob and double oven, integrated dishwasher and space for appliances.

### **UTILITY ROOM**

With fitted units and integrated microwave. Plumbing for washing machine.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are four good-sized bedrooms.

### **BATHROOM**

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

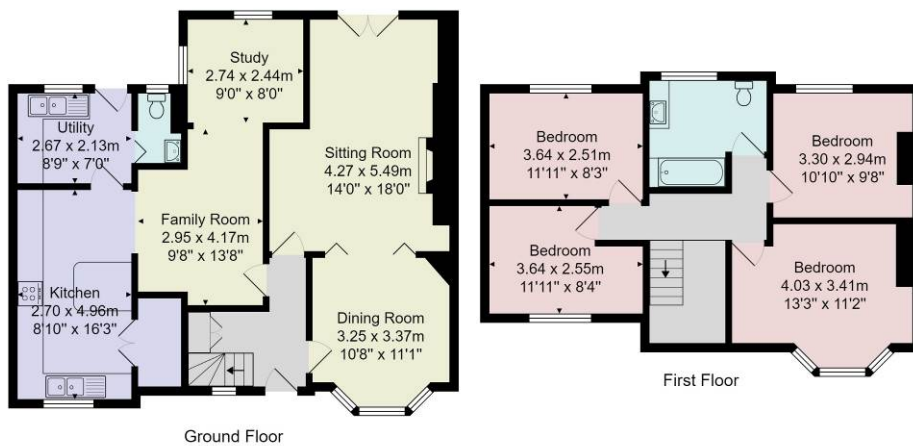
### **OUTSIDE**

A drive provides parking. To the rear there is a good-sized garden with paved sitting area and covered sitting area with stove fire and garden shed.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 142.1 m<sup>2</sup> ... 1530 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.  
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