

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



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

£250,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 57 North Lodge Avenue, Harrogate, North Yorkshire, HG1 3HX

---

A charming three-bedroom cottage offering deceptively generous and well-appointed accommodation over three levels.

---

This super semi-detached home is situated to the north side of Harrogate, in a popular, established residential position close to excellent local amenities.

A particular feature of the property is the attractive courtyard garden which has the distinct benefit of off-road parking and garaging to the rear. An internal viewing is strongly recommended.





The accommodation has the benefit of gas central heating and uPVC double glazing and comprises –

## **GROUND FLOOR**

### **LIVING ROOM**

Bay window to front, wood-burning stove and wood flooring. Double doors lead to –

### **DINING KITCHEN**

A superb and good-sized kitchen with a range of matching wall and base units and built-in appliances. Window and door to rear. Exposed chimney breast with feature stone lintel.

## **LOWER GROUND FLOOR**

An excellent storage and utility area.

## **FIRST FLOOR**

### **LANDING**

With fitted book shelving.

### **BEDROOM 2**

Window to rear.

### **BEDROOM 3**

Window to front. (Currently used as an office.)

## **BATHROOM**

Three-piece white suite comprising bath, low-flush WC and washbasin. Window to rear and heated towel rail.

## **SECOND FLOOR**

### **BEDROOM 1**

A very good-sized bedroom with eaves storage and Velux window.

## **OUTSIDE**

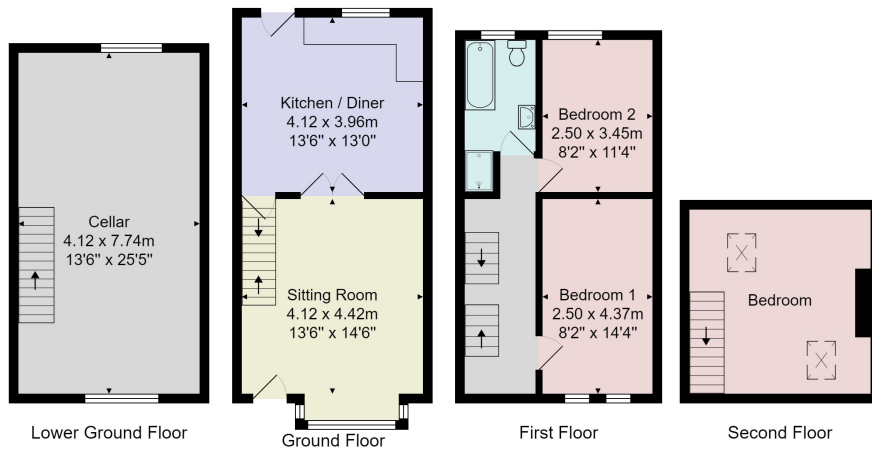
A particular feature of the property is the attractive courtyard garden which has the distinct benefit of off-road parking and garaging to the rear. The garage has mains power (useful for off street electric vehicle charging).

## **AGENT'S NOTE**

We understand that the attic was converted many years ago so will not comply with modern building regulations, but our existing clients purchased the house as a three-bedroom home and indemnity insurance is in place.

**Tenure - Freehold**

**Council Tax Band - B**



Total Area: 117.5 m<sup>2</sup> ... 1265 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.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

