



76 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

£330,000

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A beautifully presented four-bedroom middle-of-terrace property with attractive, good-sized garden, situated in this most convenient location well served by excellent local amenities.

This super property has a sitting room with wood-burning stove, together with a stunning open-plan living kitchen and downstairs WC. Upstairs, there are four good-sized bedrooms, including the top floor main bedroom with en-suite shower room, in addition to the modern house bathroom.

The property enjoys a popular and convenient residential position close to a range of amenities including shops and railway station. An internal viewing is recommended.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with wood-burning stove fitted 2022, fitted shelving and window to front with fitted shutters. Floor has been insulated under floorboards.

LIVING KITCHEN

A stunning open-plan living kitchen, fitted 2020, with sitting and dining areas and glazed crittall style doors leading to the garden. The kitchen comprises a range of stylish units with Quartz worktop, boiling water tap, island and breakfast bar and space for appliances. Storage in bench at dining area.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, large walk-in shower and free-standing bath. Heated towel rail.

BEDROOM 1

A large double bedroom with ornamental fireplace and fitted wardrobes.

BEDROOM 2

A double bedroom with ornamental fireplace.

BEDROOM 3

A further good-sized bedroom.

SECOND FLOOR

BEDROOM 4

A further good-sized double bedroom with skylight windows.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

OUTSIDE

To rear of the property, there is an attractive, good-sized garden with lawn, patio and planted borders.

AGENTS NOTE

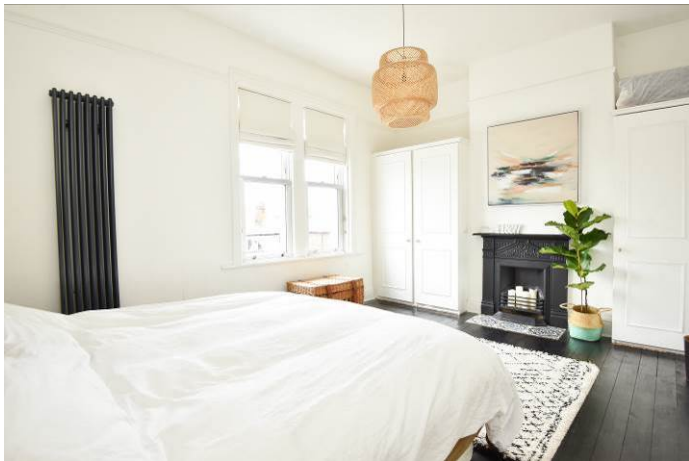
All first floor windows replaced to double glazed uPVC sash.

Carpets all replaced 2021 (excluding top floor bedroom).

Underfloor heating to family area.

Tenure - Freehold

Council Tax Band - C





Total Area: 134.0 m² ... 1443 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

