

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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25 First Avenue, Harrogate, North Yorkshire, HG2 7PA

£190,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

25 First Avenue, Harrogate, North Yorkshire, HG2 7PA

A two-bedroom stone-built cottage with good-sized garden, situated in this quiet and convenient location, well served by excellent local amenities and within walking distance of a railway station.

This excellent property provides good sized accommodation, comprising a sitting room, dining kitchen and utility area together with two bedrooms and a modern bathroom. Property has a good-sized garden with artificial grass and covered sitting area.

First Avenue is a quiet residential street and is well served by excellent local amenities having a range of shops and railway station within easy walking distance. Harrogate town centre is just a short distance away and the property is also convenient for access to Knaresborough and the national motorway network.





GROUND FLOOR

SITTING ROOM

A porch leads to the sitting room, which is a spacious reception room with attractive fireplace with living-flame gas fire.

KITCHEN

With ornamental period range cooker. The kitchen comprises a range of fitted units with gas hob, integrated oven and space for appliances. Utility area with washing machine and door leading to the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with ornamental fireplace.

BEDROOM 2

A further bedroom.

BATHROOM

A white suite comprising WC, basin and bath with shower above. Direct access from both bedrooms.

OUTSIDE

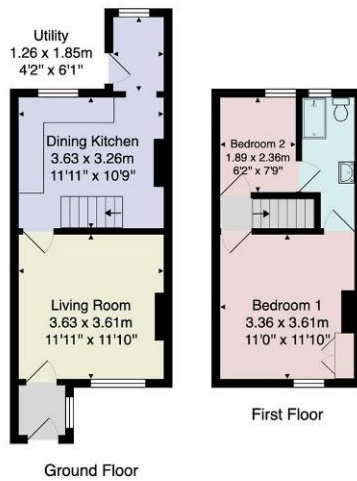
There is a good-sized rear garden with artificial grass, covered sitting area, planted borders and timber shed.

Tenure - Long Leasehold

The lease is 4,490 years from 1906.

Council Tax Band - A





Total Area: 53.3 m² ... 574 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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