



18 St Mark's Avenue, Harrogate, North Yorkshire, HG2 8AE

£415,000

Offers Over

## 18 St Mark's Avenue, Harrogate, North Yorkshire, HG2 8AE

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A fantastic opportunity to purchase a three-bedroom detached property occupying a large plot with huge development potential, situated in this desirable south Harrogate location just off Leeds Road.

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This individual home provides spacious accommodation and now offers buyers the opportunity to update and modernise the property to suit their own requirements. A particular feature is the very large garden which is mainly to the front and side, although there is also a rear yard and single garage.

St Mark's Avenue as a quiet residential street situated in a popular location on the south side of Harrogate, well served by excellent local amenities along Leeds Road and is within distance of Harrogate town centre via the famous Harrogate Stray.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A reception room with feature fireplace and window overlooking the front garden.

### **DINING ROOM**

A further good-sized reception room with fitted cupboards and tiled fireplace.

### **KITCHEN**

With fitted units and space for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor.

### **BATHROOM**

With WC, washbasin and bath with shower above.

### **OUTSIDE**

The property occupies, a particularly generous plot, having a very good- sized garden to the front and side with lawn, sitting areas, shed and greenhouse. To the rear of the property gates from the rear lane provide access to the rear yard, providing off-road parking and access to a single garage.

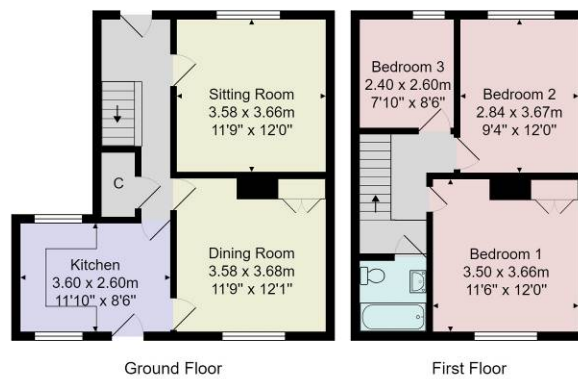
### **AGENT'S NOTE**

The property has all mains services connected, including gas, however it does not have a central heating system.

**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor

First Floor

Total Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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