



**6 Avenue Close, Harrogate, North Yorkshire, HG2 7LJ**

**£310,000**

## 6 Avenue Close, Harrogate, North Yorkshire, HG2 7LJ

A very spacious and well presented two bedroom detached bungalow occupying a generous plot with a very good sized and attractive garden, situated in this most convenient location, well served by excellent nearby amenities. No onward chain.

This impressive bungalow provides generous accommodation with a sitting and dining room, together with modern kitchen, conservatory extension, two good sized bedrooms and modern shower room. The property occupies a generous corner plot with a large garden which has lawn and extensive paved sitting area. A driveway provides parking and leads to the integral garage and there is an additional storeroom in the garden.

The property is situated in this quiet and convenient location, well served by the excellent nearby amenities of Starbeck with the railway station being within easy walking distance. There is convenient access to both Harrogate and Knaresborough town centres where an extensive range of further amenities are on offer.





### **SITTING ROOM**

A spacious reception room with stone fireplace with living flame gas fire.

### **KITCHEN**

A modern fitted kitchen with a range of wall and base units with gas hob, integrated double oven and space for other appliances.

### **CONSERVATORY**

Providing a further sitting area with windows overlooking the garden.

### **DINING ROOM**

A further living area providing dining space, adjacent to the kitchen.

### **BEDROOM 1**

A large double bedroom with bay window.

### **BEDROOM 2**

A further good sized bedroom with a window overlooking the garden.

### **SHOWER ROOM**

A modern white suite, comprising WC, basin and large shower.

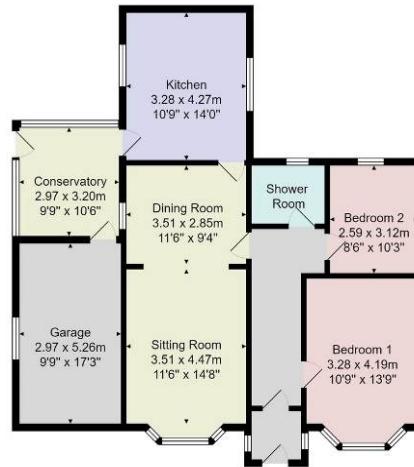
### **OUTSIDE**

The property occupies, a particularly generous plot, having a good sized garden with lawn and patio. A driveway at the front provides parking and leads to an integral single garage. At the rear of the property, there is additional useful storeroom.

**Tenure** - Freehold

**Council Tax Band - C**





Total Area: 109.7 m<sup>2</sup> ... 1180 ft<sup>2</sup>

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@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

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Very energy efficient - lower running costs	(A>)	A	B1
(B2-B3)	B		
(C1-C2)	C		
(D5-D6)	D		
(E5-E6)	E		
(F2-F3)	F		
(G1-G2)	G		

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