



20 Dalby Avenue, Harrogate, North Yorkshire, HG2 7TW

£250,000

Guide Price

20 Dalby Avenue, Harrogate, North Yorkshire, HG2 7TW

A good-sized two-bedroom semi-detached house with driveway, garage and very large garden with lawn and patio, situated in a quiet position close to countryside and local amenities.

This excellent property provides well-presented accommodation comprising a large sitting room, a modern dining kitchen, two good-sized bedrooms and modern bathroom. A particular feature of the property is the large plot, having an attractive rear garden as well as a driveway and single garage.

The property is situated in a quiet position in this convenient location between Harrogate and Knaresborough, close to open countryside and well served by local amenities.





GROUND FLOOR ENTRANCE HALL

KITCHEN

With dining area and a range of fitted wall and base units with gas hob, integrated oven, dishwasher and washing machine.

SITTING ROOM

A spacious reception room with glazed sliding doors leading to the garden.

FIRST FLOOR BEDROOMS

There are two good-sized bedrooms on the first floor.

BATHROOM

A white modern suite comprising WC, basin set with a vanity unit and bathroom with shower above. Tiled wall and floor. Heated towel rail.

OUTSIDE

A driveway provides parking and lead to a garage. A particular feature of the property is the large and attractive garden with lawn, planted borders and paved sitting area.

Tenure - Freehold

Council Tax Band - C





Total Area: 73.4 m² ... 791 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.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
<small>Vary energy efficient - lower running costs</small>			
(92+)	A		87
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			