

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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74 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0EB

£500,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

74 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0EB

A very well-presented four-bedroom detached home with driveway, garage and very good-sized rear garden, situated in this desirable south Harrogate location within the catchment area of popular primary and secondary schools.

This delightful family home provides accommodation comprising two reception rooms, together with a well-equipped kitchen, conservatory, extension and downstairs WC. Upstairs, there are four bedrooms, including the main bedroom which has fitted wardrobes and an en-suite shower, and a modern bathroom. A particular feature of the property is a very good-sized and attractive rear garden which has a lawn and various sitting areas. There is also a driveway providing parking and a detached single garage.

Arthurs Avenue is a popular residential street, well served by excellent local amenities, Harrogate Grammar School is within easy walking distance as are various primary schools, the shops and amenities on Cold Bath Road and the town centre. Offered for sale with no onward chain.





GROUND FLOOR RECEPTION HALL

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A spacious reception room with solid oak flooring. Feature fireplace with electric fire.

DINING ROOM

A further reception room providing a dining area with bay window.

KITCHEN

With a range of fitted units of electric hob, integrated oven, integrated fridge and freezer and space for appliances.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.



FIRST FLOOR BEDROOMS

There are four bedrooms on the first floor, including the main bedroom which has fitted wardrobes and an en-suite shower.

EN-SUITE SHOWER ROOM

In the main bedroom, there is an en-suite with a shower and washbasin.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Solid oak flooring and tiled walls.



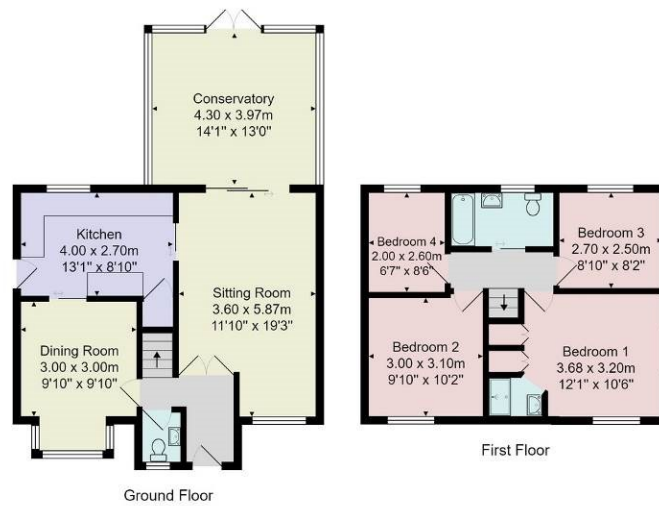
OUTSIDE

A driveway provides parking with an EV charging point and leads to a single garage with light and power. There is a large and attractive rear garden with lawn, various sitting areas and planted borders.

Tenure - Freehold

Council Tax Band - E





Total Area: 113.2 m² ... 1219 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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