



49 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

**£300,000**

Guide Price

## 49 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

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A well-presented three-bedroomed semi-detached family house with attractive enclosed gardens to front and rear, situated in this popular and highly convenient residential location to the south side of Harrogate.

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This excellent family home offers well-appointed accommodation with modern kitchen and bathroom fittings, having the benefit of new double glazing throughout together with driveway and single garage.

The area is well served by local shops and services, and well-regarded primary and secondary schools are also close by. An early inspection of this super family home is recommended.





## **GROUND FLOOR**

### **LIVING ROOM**

A spacious reception room with window to front and attractive fireplace with gas fire.

### **DINING ROOM**

A further reception room with a window overlooking the garden.

### **KITCHEN**

With a range of modern fitted units, with oak worktops, gas hob, integrated oven and microwave and integrated fridge.

### **UTILITY ROOM**

With fitted units with worktop and space and plumbing for washing machine and tumble dryer.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good sized bedrooms on the first floor.

### **BATHROOM**

A modern white suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

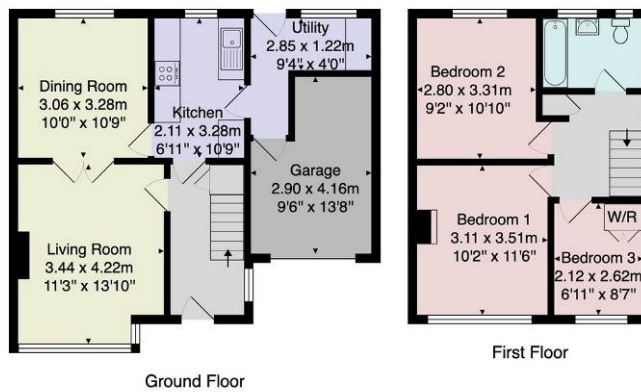
Driveway to side provides off-street parking and leads to a GARAGE / STOREROOM. To the rear there is a lawned garden with well-stocked borders and paved seating area. Timber garden shed.



**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 92.9 m<sup>2</sup> ... 1000 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

