



29 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NR

£275,000

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A very well-presented three / four-bedroom town house, situated in this convenient location within a few minutes' walk of a railway station and excellent local amenities.

This super property provides generous and flexible accommodation. On the ground floor there is a large reception room with wood-burning stove, together with a well-equipped modern kitchen. On the lower ground floor there is an additional room, which could be used as a further reception room or additional bedroom. Upstairs, there are three good-sized bedrooms, a bathroom and shower room. At the rear of the property there is an attractive paved garden.

The property is located in a most convenient location within a few moments' walk of excellent local amenities including a railway station, nearby schools and just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

DINING ROOM

A spacious reception room with wood-burning stove. Currently used as a dining room but could be used as a sitting room, if required.

KITCHEN

A modern kitchen with a range of fitted units with gas hob, oven, microwave and space for appliances.

LOWER GROUND FLOOR

SITTING ROOM

A further reception room with fitted cupboards and window to rear. Potential to use as an additional bedroom, if required.

FIRST FLOOR

BEDROOM 1

A large double bedroom.

BATHROOM

A modern white suite comprising WC, washbasin with shower above. Heated towel rail. Cupboard.

SHOWER ROOM

A white suite comprising WC, washbasin and large shower. Heated towel rail.

SECOND FLOOR

BEDROOMS

There are two further bedrooms on the top floor, with fitted wardrobes and eaves storage.

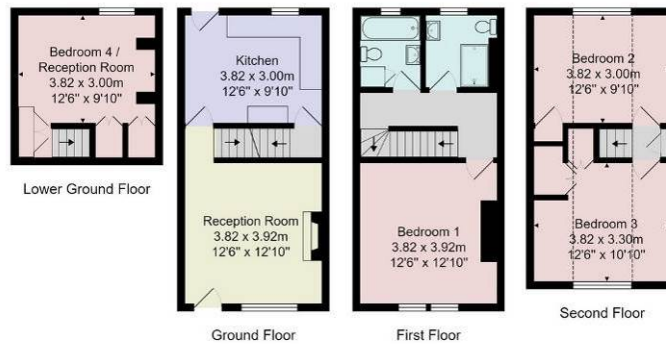
OUTSIDE

To the rear of the property there is an attractive enclosed paved garden providing an excellent outdoor entertaining space.

Tenure - Freehold

Council Tax Band - B





Total Area: 104.9 m² ... 1129 ft²

All measurements are approximate and for display purposes only.
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