



25 FOUNTAINS AVENUE, HARROGATE HG1

OIEO £250,000



Newly renovated 3 bed home with off street parking and generous garden.

25 Fountains Avenue is a fantastic family home which has just been fully refurbished throughout, including the installation of a new heating system and new external windows and doors, and now offers stylish accommodation arranged over two floors.

The excellent ground floor comprises a welcoming entrance hall with fitted storage and stairs to the upper floor, adjacent light filled sitting room overlooking the front garden, and a superb open plan kitchen/dining room.

This impressive space has a range of contemporary kitchen cabinetry with integrated appliances, mirrored splash backs, and marble effect work surfaces. The kitchen flows into a separate dining area with a set of bi-folding doors out to the generous rear garden - an ideal place for entertaining guests or family living.

Upstairs there are three good sized bedrooms all serviced by a newly installed modern house bathroom. There is also a useful storage cupboard off the landing.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax
Band B

EPC Rating
C





Outside

To the front of the house is a generous gravelled parking area with a pathway leading to the entrance door and an adjacent lawn. The wide plot extends to the side of the property with a gate through to the large rear garden. This fully enclosed space is mainly laid to lawn with a gravelled pathway leading to a sitting area and new shed at the bottom of the garden.

Services

We are advised the property is connected to mains water, electricity, and drainage. Mains gas fired central heating is also installed.

Directions

Turn off Skipton Road (A59) onto Bilton Lane and continue for approximately half a mile before taking a right turning onto Fountains Avenue. The property will eventually be found on the left-hand side of the road.

Viewing Arrangements

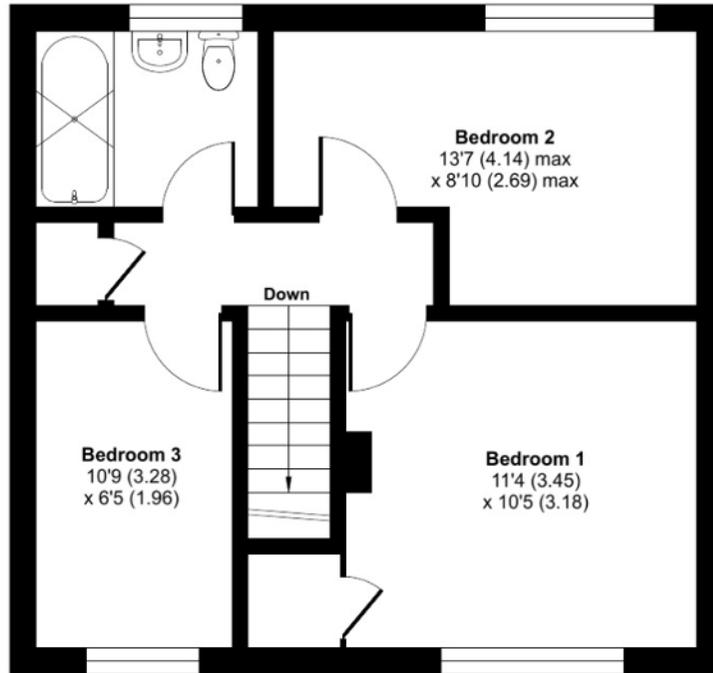
Strictly by appointment via the selling agent – North Residential
Tel: 01423 530088
Email: harrogate@northresidential.co.uk



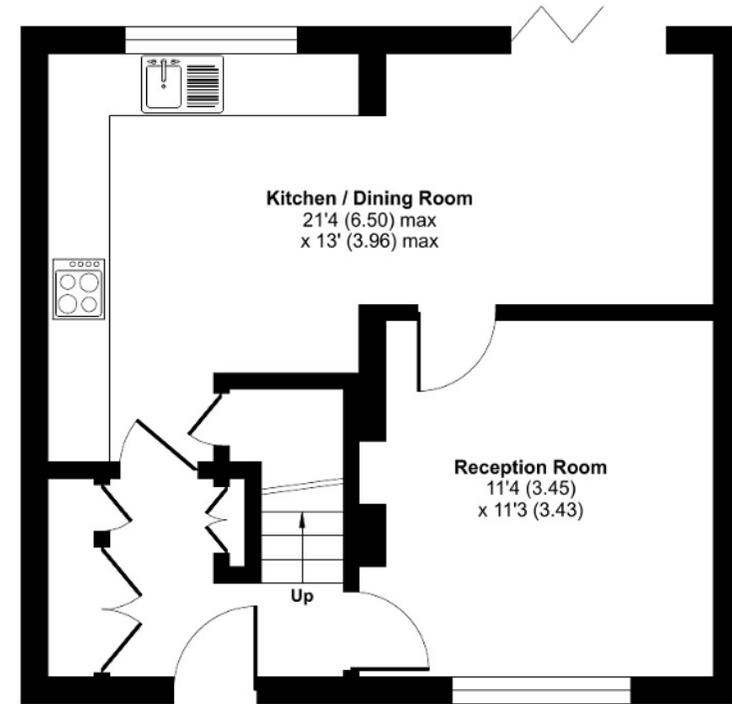
Fountains Avenue, Harrogate, HG1

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1118628

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs dated April 2024.

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