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THE HARROGATE ESTATE AGENT

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24 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

£335,000

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THE HOME OF PROPERTY
• SINCE •
1921

24 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

A spacious and beautifully presented four-bedroom Victorian period stone-built property with parking and garage, situated within this convenient location, well served by local amenities and within easy walking distance of a railway station.

This excellent home has been updated and modernised to a high standard by the current owners, whilst maintaining period charm and character. On the ground floor there is a spacious sitting room with wood-burning stove, together with separate dining room, kitchen, and useful utility room. Upstairs, there are four good-sized bedrooms and a modern, newly fitted bathroom. There is an attractive courtyard garden to the rear, and the property also has the benefit of space for private parking and a garage located at the rear. The property has recently been re-wired throughout, including a new consumer unit and ethernet points conveniently placed for home-working. There is also the benefit of sealed-unit double glazing and gas-fired central heating.

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. An internal viewing is highly recommended.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window to the front and wood-burning stove. Newly fitted cabinets and shelving with insulated engineered wood flooring.

DINING ROOM

A further spacious reception room with fitted shutters and practical under-stairs walk-in cupboard.

KITCHEN

A stylish kitchen with a range of fitted units with gas hob and oven.

UTILITY ROOM

A useful additional storage space with fitted wall units and worktop with space and plumbing for washing machine and tumble dryer.

HALL, STAIRS & LANDING

Newly fitted carpets with stylish stair runner and useful fitted shelving located next to the bathroom.

FIRST FLOOR

BEDROOM 1

A large double room with stylish fitted wardrobes, shelving and engineered wood flooring. Window with fitted shutters. Dual-switch wall-mounted bedside lights with double USB plug sockets.

BEDROOM 2

A double bedroom with feature fireplace and newly fitted carpets.

BATHROOM

A new white modern suite comprising WC, washbasin set with a vanity unit, free-standing bath and LED mirrored cabinet with demister pad. Separate rainforest shower. Heated towel rail.

SECOND FLOOR

BEDROOM 3

A double bedroom with newly fitted carpet and access to eaves storage space.

BEDROOM 4

A further bedroom with newly fitted carpet, VELUX window and access to additional eaves storage space.

OUTSIDE

There is a newly landscaped forecourt garden. An attractive, good-sized courtyard rear garden with paved seating area and planted borders. Space for private, off-road parking to the rear of the property. Single garage with log store.

Tenure - Freehold

Council Tax Band - B





Total Area: 145.9 m² ... 1570 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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