



55 North Lodge Avenue, Harrogate, HG1 3HX

£315,000

Guide Price

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A stylish three-bedroomed stone-fronted semi-detached house providing generous accommodation over four levels, with attractive patio garden.

This beautifully presented property offers flexible accommodation, with a dining kitchen, sitting room plus snug with double doors leading to the garden. On the upper floors there are three good-sized bedrooms, modern house bathroom and en-suite shower room.

North Lodge Avenue is a quiet residential street, convenient for a range of local amenities and just a short distance north of Harrogate town centre.





LOWER GROUND FLOOR

DINING KITCHEN With a range of modern wall and base units and oak work surfaces. Electric hob with extractor hood above, integrated electric oven, plumbing for washing machine and integrated dishwasher and fridge/freezer. Tiled floor with electric under-floor heating, window to front, central heating radiator and under-stairs storage cupboard.

GROUND FLOOR

ENTRANCE HALL

LOUNGE A spacious reception room with bay window to front and central heating radiator. Open plan to -

SNUG A further reception room with central heating radiator and glazed doors leading to the garden. Oak flooring and multi-fuel stove.

FIRST FLOOR

LANDING Central heating radiator.

BEDROOM 2 Window to front and central heating radiator.

BEDROOM 3 Window to rear and central heating radiator.

BATHROOM Modern white suite comprising low-flush WC, washbasin, bath and shower. Heated towel rail and window to rear. Tiled walls and tiled floor with under-floor heating.

SECOND FLOOR

BEDROOM 1 A master bedroom suite with central heating radiator, skylight window and eaves storage.

EN-SUITE SHOWER ROOM Modern white suite comprising low-flush WC, wash basin and shower cubicle. Heated towel rail. tiled walls and tiled floor with electric under-floor heating.

OUTSIDE To the rear there is an enclosed patio garden with timber garden shed.





Area: 117.6 m² ... 1266 ft²

All measurements are approximate and for display purposes only.
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