



11 Fountains Avenue, Harrogate, North Yorkshire, HG1 4EP

**£225,000**

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A three bedroomed middle of terrace property with parking and good sized garden, situated in this convenient location well served by local amenities.

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The spacious property provides generous accommodation with a large reception room, kitchen and utility together with three bedrooms and a bathroom. A driveway provides parking and there is a good sized rear garden with lawn and patio.

The property is situated in this convenient location will served by local amenities, shops and schools, is close to beautiful open countryside and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **SITTING/DINING ROOM**

A spacious reception room with fireplace, electric fire and glazed doors leading to the garden.

### **KITCHEN**

With a range of fitted units with space for appliances.

### **UTILITY**

With fitted units, worktop and sink. Space and plumbing for appliances.

### **BEDROOM 1**

A double bedroom with fitted cupboard.

### **BEDROOM 2**

A good sized double bedroom.

### **BEDROOM 3**

A further double bedroom.

### **BATHROOM**

A white suite comprising WC, basin and bath with shower above.

### **OUTSIDE**

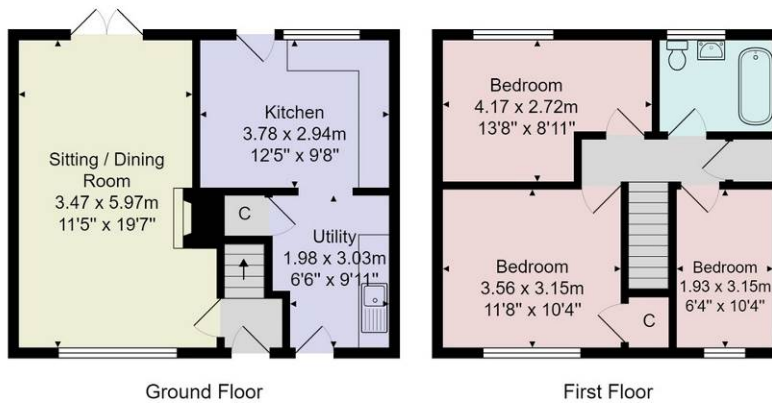
A driveway provide parking to the front. There is a good sized rear garden with lawn, planted borders and patio.



**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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