



11 Avondale Road, Harrogate, North Yorkshire, HG1 4AN

£220,000

Offers Over

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A two-bedroom end-of-terrace property providing well-presented accommodation and occupying a particularly generous plot, with a driveway providing ample parking and an attractive rear garden enjoying open aspect to the side over adjoining school fields.

This double-fronted property offers a modern dining kitchen, useful utility cupboard and spacious sitting room, together with two first-floor double bedrooms and bathroom. A particular feature of the property is the generous plot with an attractive garden and generous parking.

The property is located at the end of a quiet cul-de-sac in a convenient location, well served by amenities and just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

DINING KITCHEN

With space for dining area and door leading to the garden. The kitchen comprises a range of modern fitted units with gas hob, integrated double oven and dishwasher. Under-stairs utility cupboard.

SITTING ROOM

A spacious reception room with windows to the front and rear. Feature fireplace with living- flame gas fire.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

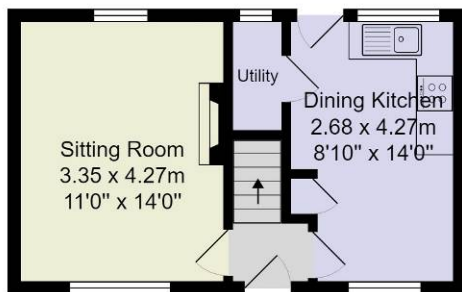
OUTSIDE

The property occupies a particularly generous plot. The driveway provides parking for several vehicles and there is a good-sized and attractive rear garden with lawn, patio, well-stocked planted borders and shed.

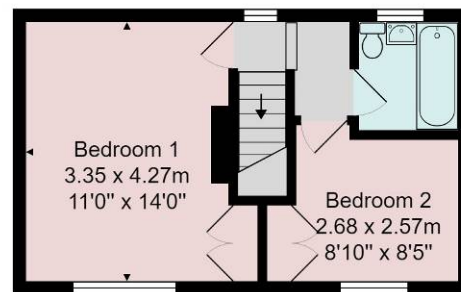
Tenure - Freehold

Council Tax Band - B





Ground Floor



First Floor

Total Area: 61.1 m² ... 657 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			