



25 Wharfedale Avenue, Harrogate, North Yorkshire, HG2 0AU

£369,950

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A superb modern three-bedroom semi-detached house in this sought-after district of Harrogate close to excellent local amenities.

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The accommodation is appointed to a high standard and comprises a stunning open-plan ground- floor living area with sitting room and dining kitchen, with doors leading to the attractive rear garden. On the first floor there are three double bedrooms including a master bedroom with en-suite, plus a modern house bathroom.

This excellent family home offers well-appointed modern accommodation in the ever-popular Harlow Hill district of Harrogate, well served by local shops and schools, whilst being within easy walking distance of the town centre.





## GROUND FLOOR ENTRANCE PORCH

Leads to –

### SITTING ROOM

A spacious reception room with window to front. Contemporary wood-burning stove.

### DINING KITCHEN

With a spacious dining area and windows and patio doors overlooking the garden. Fitted kitchen with range of modern wall and base units and granite worktop. Gas hob with extractor hood above and integrated electric double oven. Integrated fridge, dishwasher and drinks fridge.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with window to front and en-suite.

#### EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit and shower. Window to side. Tiled walls and floor and heated towel rail.

#### BEDROOM 2

A further double bedroom with window to rear.

#### BEDROOM 3

A further double bedroom with window to front.

### BATHROOM

A white modern suite with WC, washbasin set within a vanity unit, and bath with shower above. Window to rear. Airing cupboard. Tiled walls and floor. Heated towel rail.

### OUTSIDE

A driveway provides off-road parking to the front and leads to an integral garage with light and power and plumbing for washing machine. To the rear is an attractive paved garden with decked sitting area and useful storage shed.

### AGENT'S NOTE

The property has the benefit of a new boiler and gas central heating system, a wood-burning stove in the living area and double glazing throughout.

**Tenure** - Freehold

**Council Tax Band** - D





Ground Floor

Total Area: 89.9 m<sup>2</sup> ... 967 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

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