



107 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0EB

**£310,000**

Guide Price



## 107 Arthurs Avenue, Harrogate, North Yorkshire, HG2 0EB

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A well-presented semi-detached house offering three-bedroomed accommodation in this desirable location close to excellent amenities and schools, including the Harrogate Grammar School.

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The well-presented accommodation provides generous living space with sitting room and dining kitchen and there are three bedrooms and a modern bathroom with the benefit of gas central heating and double glazing. A drive provides parking and there are attractive gardens to front and rear.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

#### **LOUNGE**

Double-glazed window to front and central heating radiator.

#### **DINING KITCHEN**

Double-glazed window and double-glazed French doors to rear. Central heating radiator. Range of modern, good-quality fittings with single-drainer stainless-steel sink and wall-mounted units. Electric hob with oven below and extractor hood above. Plumbing for washing machine. Gas central heating boiler.



## **FIRST FLOOR**

### **BEDROOM 1**

Double-glazed window to front, central heating radiator and two double wardrobes.

### **BEDROOM 2**

Double-glazed window to rear and central heating radiator.

### **BEDROOM 3**

Double-glazed window to front, central heating radiator and fitted storage cupboard.

### **BATHROOM**

Double-glazed window to rear. Panelled bath with shower above and screen adjacent, low-flush WC and pedestal washbasin. Central heating radiator. Half-tiled walls and fully tiled shower area above bath.



### **OUTSIDE**

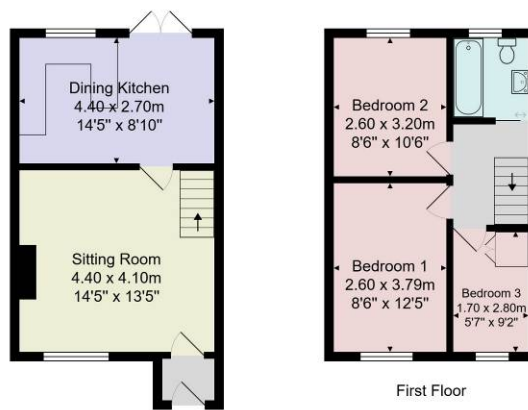
Lawned garden to front. Tarmac drive to side providing ample parking. Enclosed lawned garden to rear with pleasant aspect over school playing fields.

**Tenure** - Freehold

**Council Tax Band** - D







Ground Floor

First Floor

Total Area: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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