



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

£310,000

Guide Price

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

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.

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.

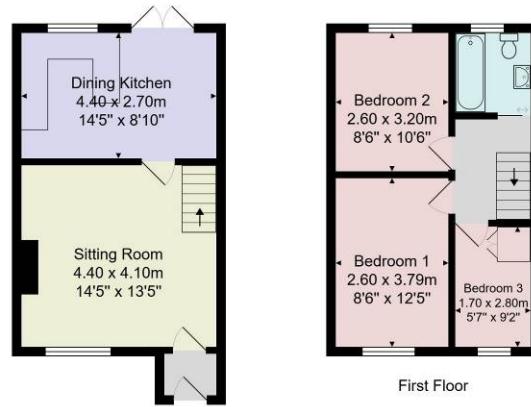
OUTSIDE

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 m² ... 718 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

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			