



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

£239,950



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A spacious stone-fronted three-bedroom mid-terrace offering generous accommodation over three floors.

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The property is in a popular and convenient location close to Harrogate town centre, well served by excellent local amenities and schools, with beautiful open countryside nearby. To the rear there is an enclosed courtyard garden providing a private outdoor entertaining space.

Wharfedale Avenue is a highly regarded residential street within the Harlow Hill area of Harrogate.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with sitting and dining areas.

### **KITCHEN**

Fitted with a range of units, electric hob, integrated oven and space for appliances. External door leads to the garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A good-sized bedroom with fitted wardrobes.

### **BEDROOM 2**

A further bedroom.

### **BATHROOM**

White suite comprising WC, washbasin, and bath with shower above.

## **SECOND FLOOR**

### **BEDROOM 3**

A generous double bedroom with fitted wardrobes.

### **OUTSIDE**

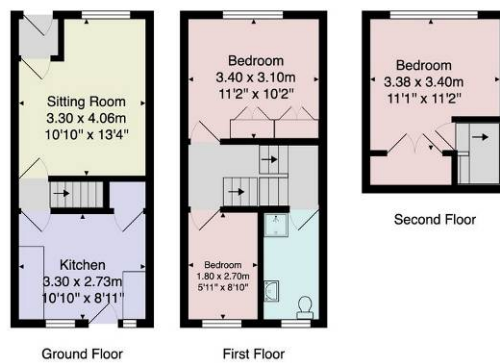
Enclosed rear courtyard garden with paved seating area and useful timber shed. On-street parking available to the front.

**Tenure** - Freehold

**Council Tax Band** - B







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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