



21 Fairways Avenue, Harrogate, North Yorkshire, HG2 7EH

£285,000

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A well-presented three-bedroom semi-detached house featuring a large detached garage, ample off-street parking and low-maintenance garden, situated in this popular and convenient location.

This delightful home has been updated in recent years, including the installation of uPVC double glazing, a new front door and a modern central heating boiler. The spacious accommodation comprises an entrance hall with useful under-stairs storage, a generous sitting room, and an extended dining kitchen fitted with a range of wall and base units, integrated appliances, and ample space for a family dining table. There is also a house bathroom with a shower over the bath, wash basin and low-flush WC. To the first floor, a landing with loft hatch gives access to a boarded roof void, and there are three good-sized bedrooms, with the master bedroom featuring fitted wardrobes.

Outside, a driveway to the front provides excellent off-street parking and leads to a large detached garage with a newly installed electric garage door. To the rear is a low-maintenance paved garden with fencing to the boundaries, offering a private and practical outdoor space.

The property occupies a superb position close to the excellent range of amenities in Starbeck and is within easy reach of the wider facilities of the fashionable spa town of Harrogate. For the commuter, Starbeck railway station is just moments away and provides regular connections to the East Coast mainline, offering fast and convenient travel to Edinburgh and London King's Cross.





GROUND FLOOR

ENTRANCE HALL

Tiled floor with central heating radiator. Under-stairs storage cupboard.

SITTING ROOM

With window to front and central heating radiators. Pebble effect electric fire with stone hearth. Door leads to -

EXTENDED DINING KITCHEN

DINING AREA

With window to the rear, central heating radiator, exterior door. Wood-effect laminate flooring continues through to-

KITCHEN

Includes a range of wall and base units and working surfaces having inset 1.5 sink, four-ring gas hob with extractor hood above and tiled splashbacks. Integrated electric oven and microwave, integrated dishwasher. Window to side.

BATHROOM

Modern bathroom suite comprising panelled bath with shower over and shower screen, vanity unit incorporating low-flush WC and wash hand basin. Tiled floor to ceiling walls, frosted window to side and extractor fan.

FIRST FLOOR

LANDING

Window to side. Loft hatch and pull down ladder provide access to boarded loft with light.

BEDROOM 1

With fitted wardrobes, central heating radiator and window to the front.

BEDROOM 2

With central heating radiator and window to the rear. Airing cupboard.

BEDROOM 3

Central heating radiator and window to the rear.

OUTSIDE

A driveway provides ample off-street parking and leads to a LARGE SINGLE GARAGE having power, lighting with insulated electric panel door and side access door. To the rear a low-maintenance garden with fenced boundaries.

Tenure - Freehold

Council Tax Band - C



Ground Floor

First Floor

Total Area: 81.0 m² ... 872 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		59
(55-68)	D		
(39-54)	E		
(21-38)	F		G
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	