



88 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

£235,000

Guide Price

88 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

A spacious three-bedroom mid-terrace house situated in this convenient location, well served by local amenities and within walking distance of Starbeck railway station and High Street.

Previously configured as two flats, this Victorian terraced property now provides an exciting opportunity for refurbishment. Offered to the market for the first time in over 60 years, it will appeal either to buyers seeking to create a beautiful family home or to investors seeking a project.

The ground floor accommodation comprises an entrance hall, sitting room, dining room, kitchen and bathroom. To the first floor there are three bedrooms and a bathroom. There is also scope for converting the loft into a large fourth bedroom suite. Outside, there is an enclosed garden to the rear with delightful aspect towards allotment gardens.





GROUND FLOOR ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

Bay window to the front. Gas fire and central heating radiator.

DINING ROOM

Wall-mounted gas fire. Central heating radiator. Window to rear elevation

KITCHEN

Base units with inset stainless-steel sink and drainer. Space for electric cooker and grill. Plumbing and space for washing machine. Window to side elevation. Useful under-stairs cupboard. Rear access door.

BATHROOM

Panelled bath, low-flush WC and washbasin. Window to side elevation.

FIRST FLOOR

LANDING

Banister staircase. Storage cupboards.

BEDROOM 1

Fireplace. Window to front elevation

BEDROOM 2

Window to rear elevation with delightful aspect. Central heating radiator. Fitted wardrobes.

BEDROOM 3 / KITCHEN

Previously a kitchen complete with wall and base units having working services and inset stainless steel sink. Window to side elevation. Door to rear onto flat roof.

BATHROOM

Panelled bath, low-flush WC and pedestal washbasin. Window to side elevation.

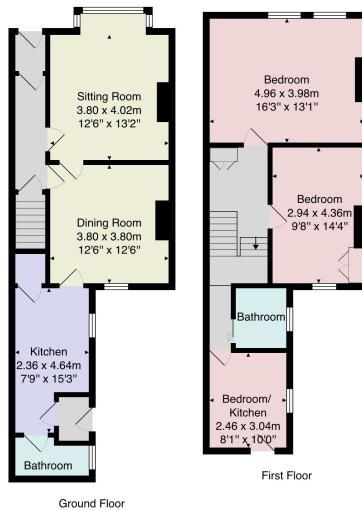
OUTSIDE

Forecourt garden to the front. To the rear an enclosed garden with timber fence and gate out to a rear access lane.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 110.4 m² ... 1189 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	82
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

www.EPC4U.com