



94 Fairways Avenue, Harrogate, North Yorkshire, HG2 7EL

**£299,950**



## 94 Fairways Avenue, Harrogate, North Yorkshire, HG2 7EL

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A well-presented two-bedroom semi-detached bungalow with garage and attractive gardens, enjoying open views over the adjoining countryside.

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This appealing bungalow offers well-proportioned and flexible accommodation, ideal for a range of buyers seeking comfortable single-level living in a highly regarded location.

Fairways Avenue is a highly desirable location, positioned between Harrogate and Knaresborough, and conveniently placed for a wide range of local amenities, transport links and services.







The accommodation comprises; entrance hall leading to a spacious sitting room providing ample space for both living and dining furniture. The room features a large window allowing plenty of natural light and a focal fireplace with inset gas fire.

The modern fitted kitchen is well appointed with a range of wall and base units, contrasting work surfaces, integrated oven with stainless steel extractor hood, and space for free-standing appliances. Recessed ceiling spotlights and a window provide good lighting and a pleasant outlook.

There are two double bedrooms. The principal bedroom benefits from a range of built-in wardrobes offering excellent storage. The second bedroom is a versatile space, suitable for use as a guest bedroom, dining room or home office, and enjoys French doors opening directly onto the rear garden.

The accommodation is completed by a contemporary shower room fitted with a walk-in shower enclosure, washbasin and low-flush WC, complemented by full tiling, a heated chrome towel radiator, and an opaque window providing natural light and ventilation.

#### **OUTSIDE**

Externally, the property enjoys an enclosed and low-maintenance rear garden, laid mainly to paved seating areas with gravel borders, ideal for outdoor dining and entertaining. A particular highlight is the open aspect beyond the garden, with views over adjoining fields / paddock, offering a pleasant semi-rural outlook and a sense of space rarely found in such a convenient location.

To the side, there is a driveway providing off-street parking and access to the detached garage. The front of the property features a neat front garden, completing the attractive exterior.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>

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.

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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		