



5 Victoria Terrace, Harrogate, North Yorkshire, HG1 4QQ

£215,000

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A spacious and well-presented three-bedroomed terraced property in a convenient location just off The Avenue, enjoying an attractive position 400 metres off the Nidd Gorge trail, leading to Ripley and Knaresborough.

This excellent home has the advantage of three double bedrooms, bathroom, large attic room access via a pull-down ladder, plus two good-sized reception rooms and well-equipped kitchen. To the rear of the property there is a good-sized courtyard garden and two useful store rooms.

The property is situated in a quiet residential position off The Avenue, convenient for a range of local amenities in Starbeck including shops, school and railway station. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front and stripped wood flooring.

DINING ROOM

A further reception room with window to rear and wood flooring.

KITCHEN

Range of wall and base units. Point for cooker with extractor hood above, plumbing for washing machine. Under-stairs storage cupboard. Window to side and exterior door to rear.

FIRST FLOOR

BEDROOM 1

A very spacious master bedroom with window to front.

BEDROOM 2

A further double bedroom with window to rear and fitted shelving.

BEDROOM 3

A third double bedroom with window to side.

BATHROOM

White suite comprising low-flush WC, washbasin and bath with shower above. Window to side and heated towel rail.

SECOND FLOOR

LOFT ROOM

Accessed by a wooden pull-down ladder. A very good-sized room with skylight windows to front and rear and carpeted floor. Access to eaves storage space.

OUTSIDE

Forecourt garden to front. To the rear there is a good-sized courtyard garden with useful outdoor store rooms.

Council Tax Band – B

EPC Rating - D

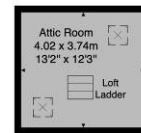




Ground Floor



First Floor



Second Floor

Total Area: 99.1 m² ... 1066 ft² (excluding c, store, attic room)

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

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-91 A	Very energy efficient - lower running costs 85 B	Very environmentally friendly - lower CO ₂ emissions 85-100 A	Very environmentally friendly - lower CO ₂ emissions 82 A
82-84 B	82-84 C	82-84 B	82-84 C
79-81 C	79-81 D	79-81 C	79-81 D
76-78 D	76-78 E	76-78 D	76-78 E
73-75 E	73-75 F	73-75 E	73-75 F
70-72 F	70-72 G	70-72 F	70-72 G
67-69 G	67-69 G	67-69 G	67-69 G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC