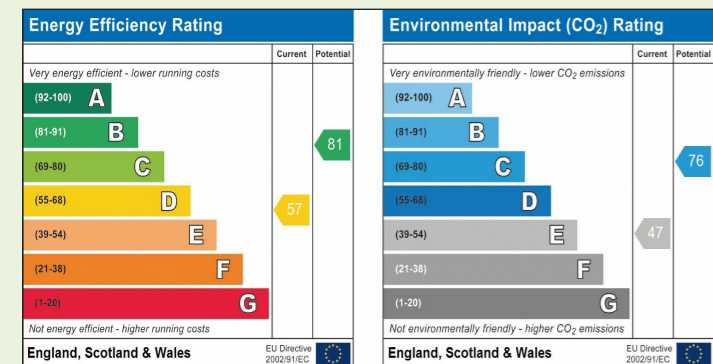


EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	0.8 miles
Railway Station	800 metres
Bus Route	130 metres
Airport	11.5 miles



**6 ST MARKS AVENUE
HARROGATE**

**£650,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A superb opportunity to purchase this substantial, stone built, well presented terrace property offering many original features including fireplaces, doors and staircase.

The property is located in a cul-de-sac to the favoured south side of Harrogate within easy reach of the excellent Leeds Road shopping parades, schools and Hornbeam rail link for commuting to Leeds and York. The town centre is only a short distance away.

The accommodation benefits from central heating and comprises: Entrance vestibule with fabulous stained glass door and windows leading to the beautiful entrance hall with the original staircase, living room with large bay window and marble fireplace, dining room, fitted dining kitchen with useful understairs storage cupboard, utility room with door to rear courtyard and ground floor cloakroom.

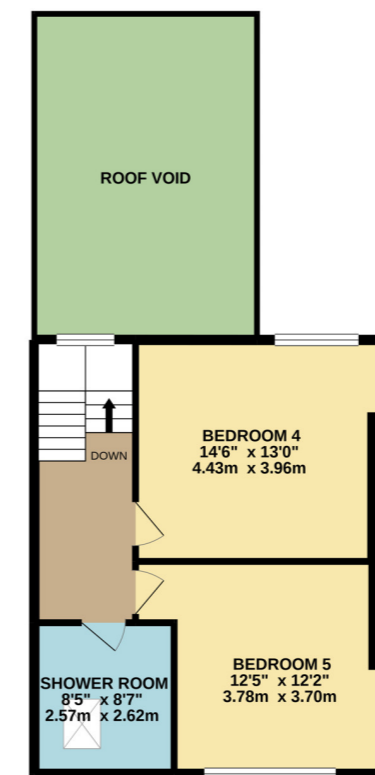
5 BEDROOMS
2 RECEPTION ROOMS
3 BATHROOMS
SOUTH SIDE LOCATION
POTENTIAL TO EXTEND

To the first floor is a master bedroom with en-suite shower room, two further double bedrooms and house bathroom.

To the second floor are two double bedrooms and a shower room.

AGENT'S NOTE

There is potential to break through from the second floor landing into a large roof space, to create further accommodation - subject to the usual consents.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INSIDE

GROUND FLOOR

- Entrance Vestibule
- Entrance Hall
- Living Room 15'6" x 15'
- Dining Room 14'2" x 12'8"
- Kitchen 14'1" x 12'
- Utility Room 9'5" x 7'1"
- Cloakroom with wc 7'1" x 3'9"





FIRST FLOOR

Landing

Bedroom One 15'6" x 15'

En-suite Shower Room 8'2" x 5'4"

Bedroom Two 14'4" x 12'8"

Bedroom Three 11'6" x 10'7"

Bathroom 10'8" x 7'2"

SECOND FLOOR

Bedroom Four 14'6" x 13'

Bedroom Five 12'5" x 12'2"

Shower Room 8'7" x 8'5"

OUTSIDE

To the front of the property is a forecourt garden with stone boundary walling and hedging and a wrought iron hand gate.

To the rear of the property is an enclosed, flagged courtyard with double opening gates to the rear access road, giving the opportunity for off street parking. There is access to a lower ground floor storage area and steps to the utility room.

DIRECTIONS - HG2 8AE

From Harrogate take the Leeds Road and just after the first roundabout turn right into St Marks Avenue.

COUNCIL TAX

The property has been placed in band F.

TENURE

The tenure of the property is freehold.