

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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

£225,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

A well-presented two-bedroomed semi-detached bungalow with garage and attractive gardens.

This super bungalow has been extended to create a study to the front and conservatory to the rear also with spacious accommodation including a sitting room, well-equipped kitchen, two good-sized bedrooms and modern bathroom.

Fairways Avenue is a desirable location, being situated between Harrogate and Knaresborough, and is convenient for a range of local amenities, bus and rail services in Starbeck. Offered for sale with no onward chain.





ENTRANCE HALL

With window to side.

STUDY

Window to all sides and central heating radiator.

KITCHEN

With a range of wall and base units and sink and drainer. Space for oven, fridge and freezer and plumbing for washing machine and windows to side and glazed door to side.

SITTING ROOM

A large reception room with window to front and attractive fireplace with living-flame gas fire.



BEDROOM 1

A double bedroom with window to rear and fitted wardrobes and central heating radiator.

BEDROOM 2

A further good-sized bedroom with window to rear and central heating radiator.

CONSERVATORY

Windows to all sides and door to side.

BATHROOM

A modern white suite with low-level WC, washbasin and walk-in shower. Tiled walls and floor, window to side and central heating towel radiator.

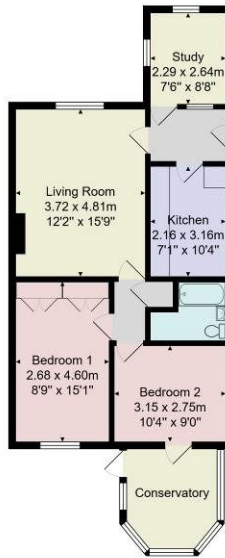


OUTSIDE

A drive to the rear provides ample off-road parking and leads to a **SINGLE GARAGE**. To the side there is an attractive garden with established borders and a gravelled garden to the front.

Council Tax Band - C





Total Area: 64.3 m² ... 693 ft² (excluding conservatory)

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 (91-94) B	Very energy efficient - lower running costs (91-94) A	Very environmentally friendly - lower CO ₂ emissions (81-91) B	Very environmentally friendly - lower CO ₂ emissions (81-91) A
(89-90) C	(85-90) B	(61-80) C	(61-80) B
(85-88) D	(81-84) C	(51-60) D	(51-60) C
(81-84) E	(71-80) D	(41-50) E	(41-50) D
(71-80) F	(61-70) E	(31-40) F	(31-40) E
(61-70) G	(51-60) F	(21-30) G	(21-30) F
Not energy efficient - higher running costs (1-60) G	Not energy efficient - higher running costs (1-60) G	Not environmentally friendly - higher CO ₂ emissions (1-20) G	Not environmentally friendly - higher CO ₂ emissions (1-20) G
68	85	67	85
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC