



## Fountains Avenue, Harrogate, HG1 4EP

NO ONWARD CHAIN | In need of modernisation | Spacious Semi Detached Property | Detached Garage | Large Gardens | Drive way for ample cars | Early viewing essential

Asking Price: **£200,000** | **EPC: to follow**



# Fountains Avenue, Harrogate, HG1 4EP

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious three-bedroom semi-detached property with generous rear garden and situated in this sought after Bilton location, close to a range of amenities and Nidd Gorge.

In need of modernisation and offering generous family living space throughout, the accommodation in brief comprises: Entrance hallway, lounge, kitchen, cloakroom, three large first floor bedrooms, bathroom and separate toilet.

To the outside is a lawn garden to the front and a driveway provides off ample off-road parking. Driveway leading to a large rear garden laid to lawn with detached garage.

Early viewing essential.





**Entrance Hall**

Access via UPVC entrance door, stairs leading to first floor, door to:

**Lounge**

*11'5" x 9'7" 3.51m x 2.96m*

UPVC double glazed windows to front and rear elevation, radiator. Door to:

**Kitchen**

*12'6" x 9'9" 3.84m x 3.02m*

UPVC double glazed window to rear elevation, Belfast sink, space for appliances, larder cupboard, radiator. Door to:

**Cloakroom**

UPVC double glazed window to side elevation, UPVC double glazed entrance door to side elevation.

**First floor Landing**

Loft hatch, doors leading to:

**Bedroom One**

*11'7" x 10'4" 3.57m x 3.17m*

UPVC double glazed window to front elevation, radiator, built in wardrobe.

**Bedroom Two**

*13'8" x 9'3" 4.21m x 2.83m*

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three**

*10'4" x 6'4" 3.17m x 1.95m*

UPVC double glazed window to front elevation, radiator.

**WC**

Low level WC, UPVC double glazed window to rear elevation.

**Bathroom**

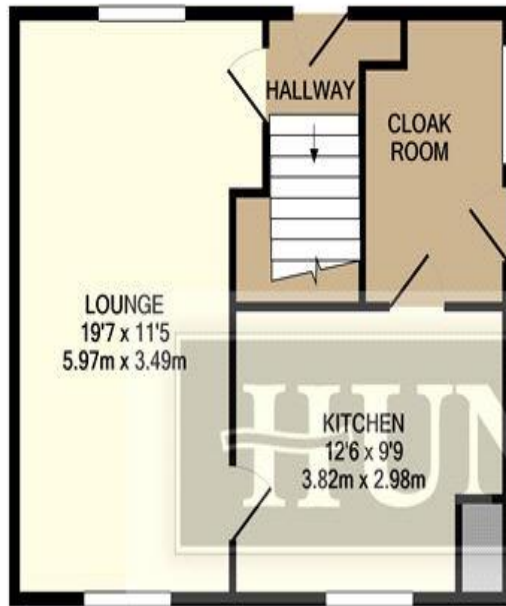
Suite comprising panelled bath, pedestal wash hand basin, UPVC double glazed window to rear elevation.

**Outdoor Space**

Lawn gardens to front and rear of property. A larger than average driveway providing ample off road parking and leading to a detached garage.

**EPC - To follow**





TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### DISCLAIMER

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### OPENING HOURS



9am - 5.30pm Monday to Friday, Saturday 9am  
-3.30pm and Sunday 11am - 2pm



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