



Charles Avenue, Harrogate, HG1 4PE

NO CHAIN | Refurbished family home | Modern dining kitchen | Four double bedrooms | Modern four piece bathroom | Snug/dining room with log burner | Downstairs WC | Large integral garage with utility area | Generous rear garden

Asking Price: **£300,000**



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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. An attractive and spacious four double bedroom semi-detached family home, having undergone a recent programme of refurbishment by the current owners, situated in this highly sought-after location just off King Edwards Drive.

Offering generous living space throughout, the accommodation in brief comprises: Entrance hallway, living room, snug/dining room with multi-fuel burning stove opening to modern dining kitchen, WC, four double first floor bedrooms and a modern house bathroom with roll top bath and separate walk-in shower.

To the outside is a gravel garden to the front, a driveway provides off road parking and leads to a larger than average integral garage with utility area.

The generous rear garden is laid to lawn with a gravel seating area.

An early viewing comes highly recommended.



Entrance Hall

Accessed via composite entrance door, stairs to first floor, under stairs storage cupboard, laminate flooring.

Living Room

10'7" x 10'5" 3.26m x 3.2m

UPVC double glazed bay window to front elevation, radiator, laminate flooring, TV point.

Dining Room / Snug

9'2" x 13'10" 2.8m x 3.99m

Open from the hallway, feature fire place with brick inner, multi fuel burner, UPVC double glazed French doors opening to rear garden, TV point, laminate flooring, feature floor to ceiling radiator, opens to:

Kitchen Dining Room

12'8" x 10'5" 3.9m x 3.2m

Modern fitted range of base units with working surfaces over with inset one and a half stainless steel sink unit with mixer tap, inset four ring ceramic hob with electric oven under, space for tall fridge freezer, integrated dishwasher, inset ceiling spot lights, two UPVC double glazed window to rear elevation, laminate flooring, part tiled walls, feature floor to ceiling radiator, space for dining table, door to garage and door to WC.

WC

Low level WC, wall mounted sink with mixer tap and cupboard under, part tiled walls, extractor fan, UPVC double glazed window to front elevation, laminate flooring.

First floor Landing

UPVC double glazed window to front elevation, loft access, doors to:

Bedroom One

10'11" x 10'10" 3.08m x 3.08m

UPVC double glazed bay window to front elevation, radiator.

Bedroom Two

9'4" x 10'10" 2.87m x 3.08m

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

9'1" x 12'1" 2.77m x 3.69m

UPVC double glazed window to rear elevation, radiator.

Bedroom Four

8'0" x 12'22 2.44m x 3.72m

UPVC double glazed window to front elevation, radiator.

Bathroom

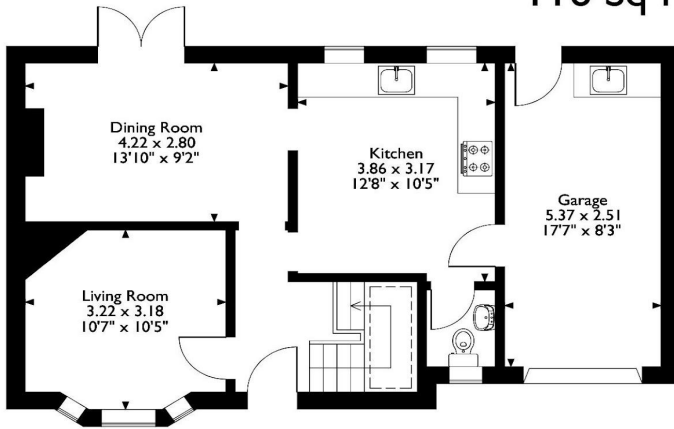
Modern suite comprising roll top bath with mixer tap and shower attachment, walk-in shower cubicle with glazed screen and shower over, pedestal wash hand basin, low level WC, inset ceiling spot lights, wood flooring, two UPVC double glazed windows to rear elevation.

Outdoor Space

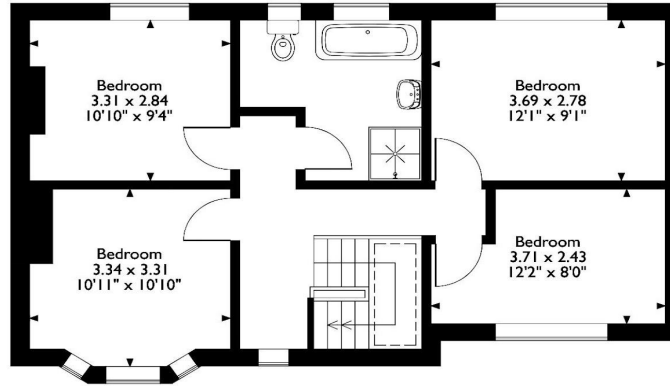
A gravelled garden to the front with pathway to front door. A driveway provides ample off road parking and leads to an integral garage with UPVC double glazed door to rear, worktop and stainless steel sink unit, plumbing and space for washing machine and power and light laid on. The rear garden is laid mainly to lawn with gravel seating area, with fencing to perimeters and mature bushes.



3 Charles Avenue, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 116 Sq M/1250 Sq Ft



Ground Floor

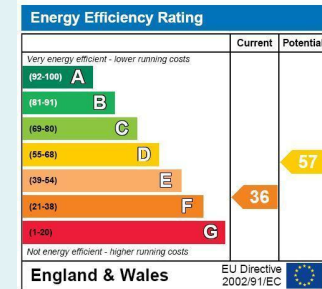


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

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

