



**49 Electric Avenue, Harrogate, North Yorkshire, HG1 2BB**

**£300,000**

Guide Price



## 49 Electric Avenue, Harrogate, North Yorkshire, HG1 2BB

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A beautifully presented four-bedroomed stone-fronted property with parking, garage and attractive lawned garden.

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This spacious property has recently undergone a comprehensive refurbishment programme to now reveal accommodation presented to a very high standard, with the benefit of new wiring and central heating system, new kitchen and bathroom fittings, new roof and loft extension.

Electric Avenue is a quiet residential street situated close to local amenities and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

Window to front. Leads to –

### **ENTRANCE HALL**

Central heating radiator and under-stairs cupboard.

### **SITTING ROOM**

Bay window to front, central heating radiator and attractive fireplace with living-flame gas fire. Fitted units and shelving.

### **DINING ROOM**

Window to rear and central heating radiator. Open plan to –

### **KITCHEN**

Range of modern wall and base units and work surfaces having inset sink. Point for slot-in cooker with extractor hood above. Space for fridge / freezer and plumbing for dishwasher. Windows to rear.

### **UTILITY ROOM**

Window to rear and exterior door to side. Work surfaces and plumbing for washing machine.

## **FIRST FLOOR**

### **BEDROOM**

Window to front and central heating radiator.

### **BEDROOM**

Window to rear and central heating radiator.

### **BEDROOM**

Window to rear and central heating radiator.

### **BATHROOM**

Modern white suite comprising low-flush WC, washbasin and bath with shower above. Window to rear, tiling to walls and floor, and heated towel rail.

## **SECOND FLOOR**

### **BEDROOM**

Central heating radiator and eaves storage.

### **EN-SUITE SHOWER ROOM**

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and shower cubicle.

### **OUTSIDE**

Driveway to front providing off-street parking leads to a **DETACHED GARAGE**. To the rear there is an attractive lawned garden with planted borders and extensive decked sitting area.

**Tenure** - Freehold

**Council Tax Band** - C







Ground Floor

Total Area: 121.6 m<sup>2</sup> ... 1308 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
 is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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First Floor



Second Floor

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