

3 Forest Avenue, Harrogate,  
HG2 7JJ



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**£250,000**

## **Description**

A superbly appointed three-storey stone fronted terrace house, offering deceptively spacious, beautifully presented accommodation.

The property has undergone a recent full program of modernisation, including partial re-wiring, new gas fired central heating system with Victorian style radiators and heated towel rails in the kitchen and bathroom, stylish high-class kitchen, quality four piece bathroom with large walk-in shower. Re-plastering, re-decoration and carpeting. The property now offers the best of both worlds with a traditional shell and brand-new interior.

The accommodation, which benefits from gas fired central heating and UPVC sealed unit double glazing briefly comprises: Entrance hall, sitting room, dining room and kitchen. On the first floor, two double bedrooms and bathroom, whilst on the second floor, a further double bedroom.

There are courtyard style gardens to both the front and rear.

Forest Avenue is situated off the High Street in Starbeck. It is therefore ideally placed for the many amenities the High Street has to offer and also the train station on the Leeds to York line. Positioned between Harrogate and Knaresborough, both of the larger town centres are easily accessible.

## **Tenure**

Freehold.

## **Services**

All mains services are connected to the property.

## **Council Tax**

Band B.

## **Directions**

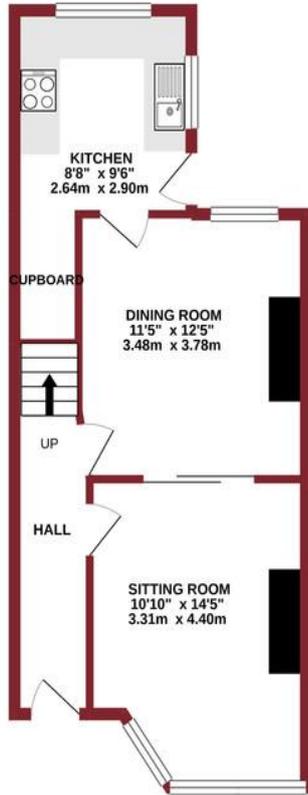
From Station Parade proceed to the traffic lights adjoining York Place and turn left. At the Empress roundabout go straight over onto the Knaresborough Road, cross the train line and Forest Avenue will be seen as a turning on your right.

## **Details Produced**

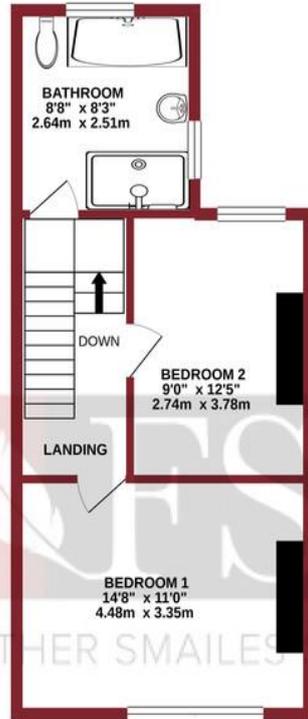
3rd June 2021.



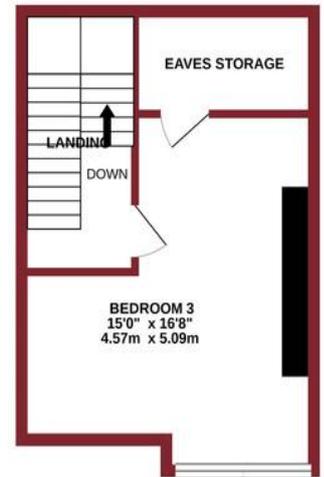
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.  
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