



18 Coronation Avenue, Harrogate, HG2 8BY
£325,000

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Description

A superbly appointed three bedroom mid town house, which has been finished to exacting standards and is ready for immediate occupation. The property has undergone a full programme of modernisation and benefits from gas fired central heating and full replacement UPVC sealed unit double glazing.

The accommodation briefly comprises: Hall, sitting room with open fire and an opening leading to the dining room. Kitchen with integrated appliances including an electric oven, microwave/combination oven, five ring gas hob with extractor hood over and separate wine fridge, there is plumbing for a washing machine and space for a tumble dryer.

On the first floor are three bedrooms and a stylish bathroom, whilst on the second is a useful loft room, which is accessed via a fixed "waddle" staircase.

There are courtyard gardens to both the front and rear, designed for ease of maintenance. The rear courtyard is made private by climbing plants and trellising, creating an ideal al fresco dining area which faces west and so enjoys the afternoon sunshine.





Coronation Avenue is situated off Hookstone Road within walking distance of an excellent parade of shops on nearby Leeds Road, which also includes the Marks and Spencer food hall. There are excellent schools for all age groups within walking distance and the town centre is approximately one mile away. The location is ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

We have been advised by the Harrogate Borough Council that the property is in Band C for the purpose of Council Tax.

Directions

Leaving Harrogate via the A61 Leeds Road go straight on at the St Georges Road roundabout and proceed to the traffic lights. Turn left onto Hookstone Road and Coronation Avenue will be found as a right hand turn once through the next set of traffic lights.

Details Produced

15th March 2022.

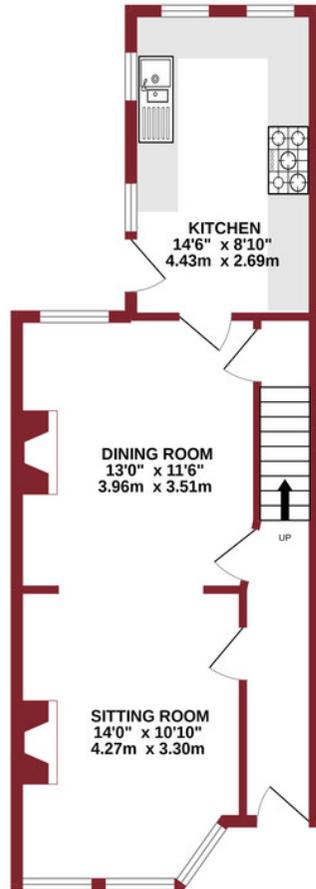




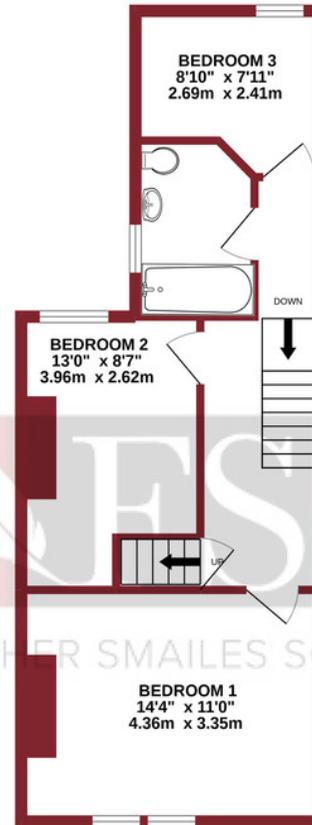




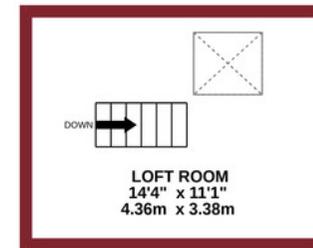
GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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