



## 171 The Avenue

Starbeck, Harrogate, HG1 4QG

UNEXPECTEDLEY RE-OFFERED BACK TO THE MARKET THROUGH NO FAULT OF THE PROPERTY is a well presented and spacious three bedroom modern town house which is arranged over three floors abnd close to local amenities. The property benefits from a single garage, driveway, gardens to three sides, gas central heating and double glazing. Briefly comprises; Front door, entrance hall, cloaks/W.C., modern kitchen dining room. To the first floor: Spacious lounge with feature fireplace, bedroom three. Stairs leading to the second floor: Master bedroom with en-suite shower room, bedroom two and modern house bathroom. Externally: Lawned garden to the front aspect with a further lawned area to the side, gravelled and patio garden to the rear aspect, driveway and a single garage providing off street parking.

**Asking Price £299,950**

# 171 The Avenue

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- THREE STOREY END TOWN HOUSE
- THREE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- LAWNED + PATIO GARDEN
- GAS CENTRAL HEATING + DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- KITCHEN DINING ROOM
- DRIVEWAY + GARAGE
- NEW PRICE!!!

## FRONT DOOR

Double glazed front door leading into:

## ENTRANCE HALL

Laminate wood flooring, radiator, under stairs storage cupboard.

## CLOAKS/WC

White suite comprising: Low level W.C., pedestal hand wash basin and mixer tap, radiator, laminate wood flooring, extractor fan.

## KITCHEN DINING ROOM

14'11" x 9'5" (4.55 x 2.87)

A range of modern wall and base units with work top over, integrated six ring gas hob and double oven with extractor over, sink unit housing one and half bowls and drainer with swivel mixer tap, integrated dishwasher, washer dryer and fridge freezer, inset ceiling spot lights, double radiator, double glazed window and door to rear aspect.

## FIRST FLOOR

Double glazed window to front aspect.

## LOUNGE

15'6" x 15'0" (4.72 x 4.57)

Two x double glazed windows to rear aspect, three x radiators, feature fire place housing electric fire, TV and phone point.

## BEDROOM THREE

10'0" x 8'10" (3.05m x 2.69m)

Double glazed window to front aspect, radiator.

## SECOND FLOOR

Access to:

## MASTER BEDROOM

13'1" x 8'11" (3.99 x 2.72)

Double glazed window to rear aspect, radiator, built in wardrobes.

Leading to:

## EN-SUITE SHOWER ROOM

White suite comprising: Low level W.C., pedestal hand wash basin and mixer tap, shower cubicle, inset ceiling spot lights, chrome towel rail, rear double glazed window to rear aspect.

## BEDROOM TWO

11'7" x 10'2" (3.53 x 3.10)

Double glazed windows x two to front aspect, radiator, overstairs storage cupboard housing hot water tank, built in wardrobe.

## BATHROOM

White suite comprising: Panelled bath and mixer tap, low level W.C., pedestal hand wash basin and mixer tap, inset ceiling spot lights, tiled floor, chrome towel rail, extractor fan, double glazed window to side aspect.

## EXTERNALLY

### FRONT GARDEN

Lawned garden to the front of the property.

### REAR GARDEN

Lawned garden to the side aspect with a gravelled and patio area to the rear.

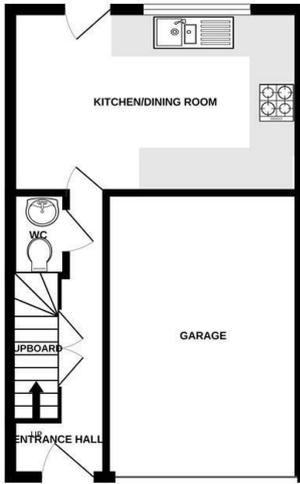
### DRIVEWAY + GARAGE

Driveway and single garage providing off street parking.

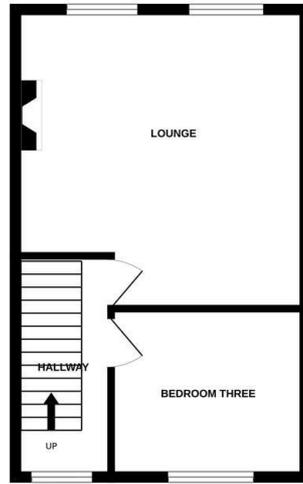


# Floor Plan

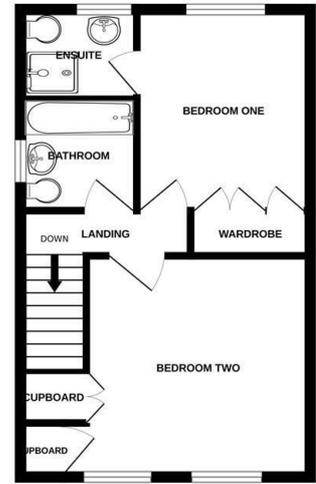
GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
High energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	