



86 THE AVENUE

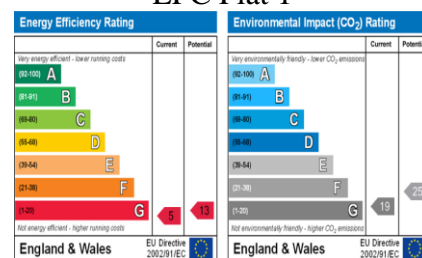
STARBECK,
HARROGATE,
NORTH YORKSHIRE

A STONE BUILT END TERRACED HOUSE ARRANGED AS 2 SELF CONTAINED FLATS BOTH WITH VACANT POSSESSION SUITABLE FOR INVESTMENT PURPOSES OR FURTHER DEVELOPMENT SUBJECT TO PLANNING CONSENT.

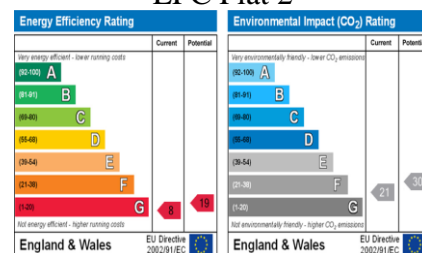
PRICE GUIDE: £180,000

FOR SALE BY PRIVATE TREATY

EPC Flat 1



EPC Flat 2



LOCATION

The Avenue is located just off Starbeck High Street and is within walking distance of a range of shops & public houses. In addition there are regular bus and rail transport services into Harrogate and Knaresborough and beyond.

DESCRIPTION

A stone built end terrace property which has been converted into two self contained flats both with vacant possession. Each flat is double glazed and offers one bedroom accommodation. The property occupies a good sized corner plot, which offers potential for extension of the existing property or indeed for redevelopment, subject to planning permission.

Accommodation

Ground Floor - Flat 1

Sitting Room 14'9" x 14'7" (4.50m x 4.45m)

With night storage heater, double glazed door, window to the side.

Bedroom 14'6" x 2'4" (max) 9'4" (min) (4.42m x 3.76m (max) 2.84m (min)

Having double glazed windows to the front and side.

Inner Hall

Cupboard underneath the stairs.

Kitchen 12'5 x 8' (3.78m x 2.44m)

Including a range of fitted units comprising of base units with cupboards and drawers, roll-edge worktops, stainless steel sink unit, tiled splash back, wall cupboards, night storage heater and double glazed window and door to the rear.

Bathroom

Having a white suite, panelled bath, tiled splash back, pedestal hand basin, low suite WC, extractor fan, dimplex electric fan heater, double glazed window and airing cupboard with hot water cylinder and immersion heater.

Outside

Rear enclosed flagged patio garden, various shrubs, storage shed and hand gate to rear.

PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS

First Floor - Flat 2

Ground Floor

Entrance Lobby & Inner Hall

With night storage heater

First Floor

Lounge/Dining Room 22'10" x 7'8" (6.96m x 2.34m)

Double glazed windows to the front and side, night storage heater and attractive fireplace.

Kitchen 9'x 5'11 (2.74m x 1.80m)

Including fitted units, base units, work top, inset stainless steel sink unit, tiled splash back and wall cupboard.

Bedroom 9'7" x 8'9" (2.92m x 2.67m (plus recess)

Having two double glazed windows to the rear.

En Suite Bathroom

Having a pampas coloured suite, panelled bath with tiled splash back, pedestal hand basin, low suite WC, original fire surround, double glazed window, electric wall heater and airing cupboard with hot water cylinder and emersion heater.

Outside

There is a useful store room 22'1" x 6' with three windows to the front.

Garden

There is a good sized garden with parking area to the front and side being mainly flagged for ease of maintenance.

ADDITIONAL INFORMATION

Tenure

The tenure of the property is understood to be freehold.

Services

The property has all mains services.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Viewing

The property may be viewed strictly by appointment only by prior arrangement with Lister Haigh on 01423 730700.

Directions

From the centre of Harrogate proceed out of the town on the Knaresborough road proceed over the level crossing into Starbeck High Street and take the left hand turn into the Avenue. Proceed along the Avenue and 86 is situated on the corner of the Avenue and Pearl Street.