



48 Stonefall Avenue

Harrogate

£215,000



48 Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NP

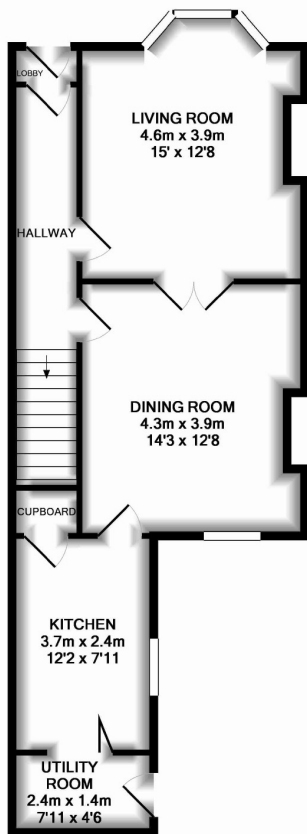
A spacious red brick built four bedroom middle stone terraced house with accommodation over three floors with an enclosed rear courtyard and single garage located within a short walk of shops, schools and bus and train networks.

With gas fired central heating, high ceilings and some stripped wooden floors the property comprises in brief reception hall, bay fronted sitting room with wooden floors and living flame gas fire, double doors to the dining room with wooden floors and fireplace, modern light wood kitchen with appliances and utility room with tiled floors. First floor landing, spacious bedroom one, two further bedrooms and house bathroom. Second floor attic room with roof space storage.

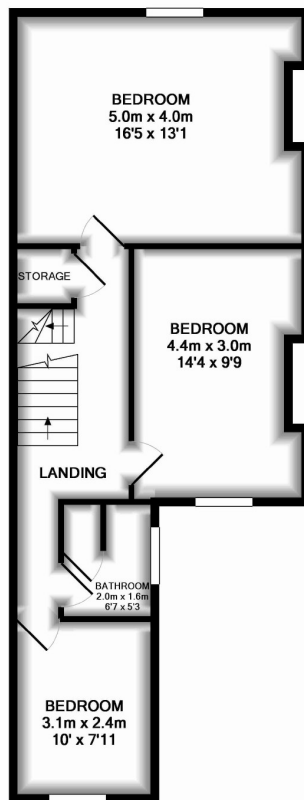
Front forecourt. Enclosed rear courtyard with decked sun terrace. Single garage with light and power.

Within a short walk of nearby Starbeck High Street which offers a variety of shops and general amenities, Starbeck Baths, together with regular bus and train networks into Harrogate & Knaresborough. Reputable schools including Harrogate High, Hookstone Chase Community Primary School and Woodlands Community Junior School are close. Well placed for access to the A658 southern bypass which in turn leads directly to the commercial centres of Leeds and York and St James retail park.

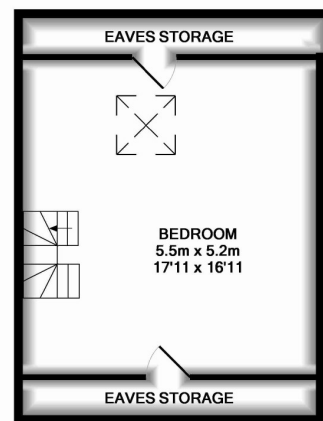




GROUND FLOOR
 APPROX. FLOOR
 AREA 54.1 SQ.M.
 (582 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 53.1 SQ.M.
 (572 SQ.FT.)



SECOND FLOOR
 APPROX. FLOOR
 AREA 35.8 SQ.M.
 (385 SQ.FT.)

TOTAL APPROX. FLOOR AREA 143.0 SQ.M. (1539 SQ.FT.)

Floor plan for identification purposes only. Not to scale.
 Made with Metropix ©2012



DIRECTIONS

Proceed down the Knaresborough Road turning right into Stonefall Avenue, where the property can be found on the right hand side.

TENURE

Freehold

FIXTURE & FITTINGS

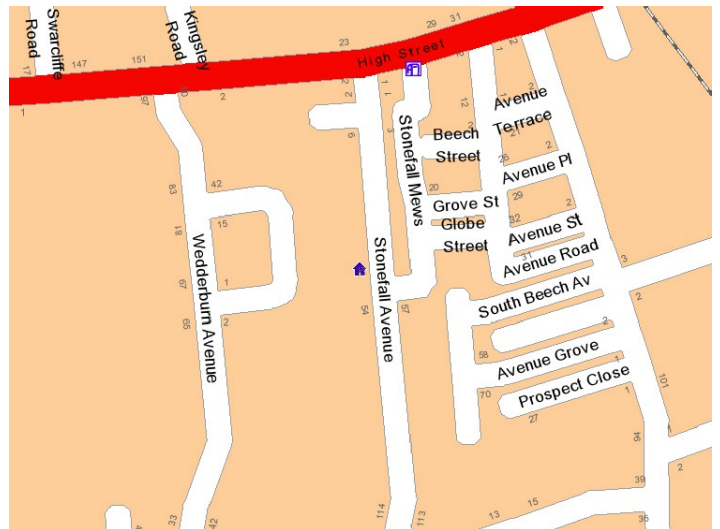
Carpets, curtains, blinds and light fittings can be negotiated separately.

SERVICES

All mains services are connected.

RATING AUTHORITY

Harrogate Borough Council (C)

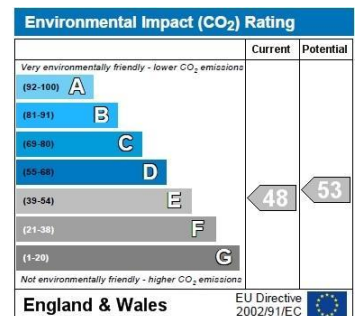
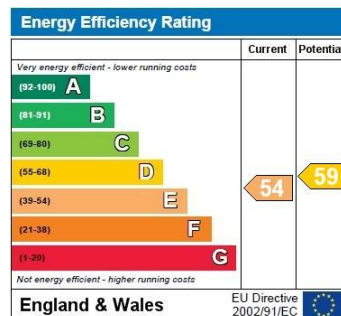


INDEPENDENT MORTGAGE ADVICE

To help save you time and money Myrings Estate Agents is an introducer to Peace of Mind Financial Solutions Limited, which is an appointed representative of Personal Touch Financial Services Limited, who will be able to search the whole of the market for you, authorised and regulated by the Financial Services Authority. Our mortgage Adviser Dominic Robertshaw can be contacted on: 01423 566400.

INDEPENDENT SURVEY ADVICE

It is of course essential to have the property professionally surveyed. We are pleased to recommend Connells Survey & Valuation so that once you have agreed to purchase a property you can receive first class advice on its condition. To take advantage of this service please contact the office on 01423 566400 to make an appointment with Steven Whiteley MRICS Surveyor.



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