



Auction

### 3 bed detached bungalow to buy

Stonefall Avenue, Harrogate, North  
Yorkshire, HG2 7NT

**£225,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three-Bedroom Detached
- ✓ Sought-after Stonefall Avenue
- ✓ Envious Plot with Gardens to Front and Rear
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

## Description

Nestled in a sought-after neighbourhood, this charming 3 bedroom bungalow offers a rare opportunity to acquire a delightful family home. Requiring modernisation throughout the spacious interior can be adapted to any specification. Close to local amenities and transport links.

Positioned on the ever-popular Stonefall Avenue in Harrogate, this attractive three-bedroom detached home occupies an enviable plot with generous gardens to both the front and rear, offering excellent outdoor space for families and keen gardeners alike.

The property provides well-proportioned accommodation throughout, with bright and spacious living areas complemented by three bedrooms and family bathroom facilities.

Externally, the home benefits from a substantial rear garden, a well-maintained front garden, a detached garage and ample off-street parking. Ideally located for local amenities, reputable schools and excellent transport links, this delightful home presents a fantastic opportunity for a range of buyers seeking a detached property in a highly convenient and established residential setting.

Stonefall Avenue is conveniently placed off the Knaresborough Road with excellent local amenities. The area is considered ideal for the commuter as easy access can be gained to the southern bypass and on to the railway line at Starbeck on the main Leeds to York line.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

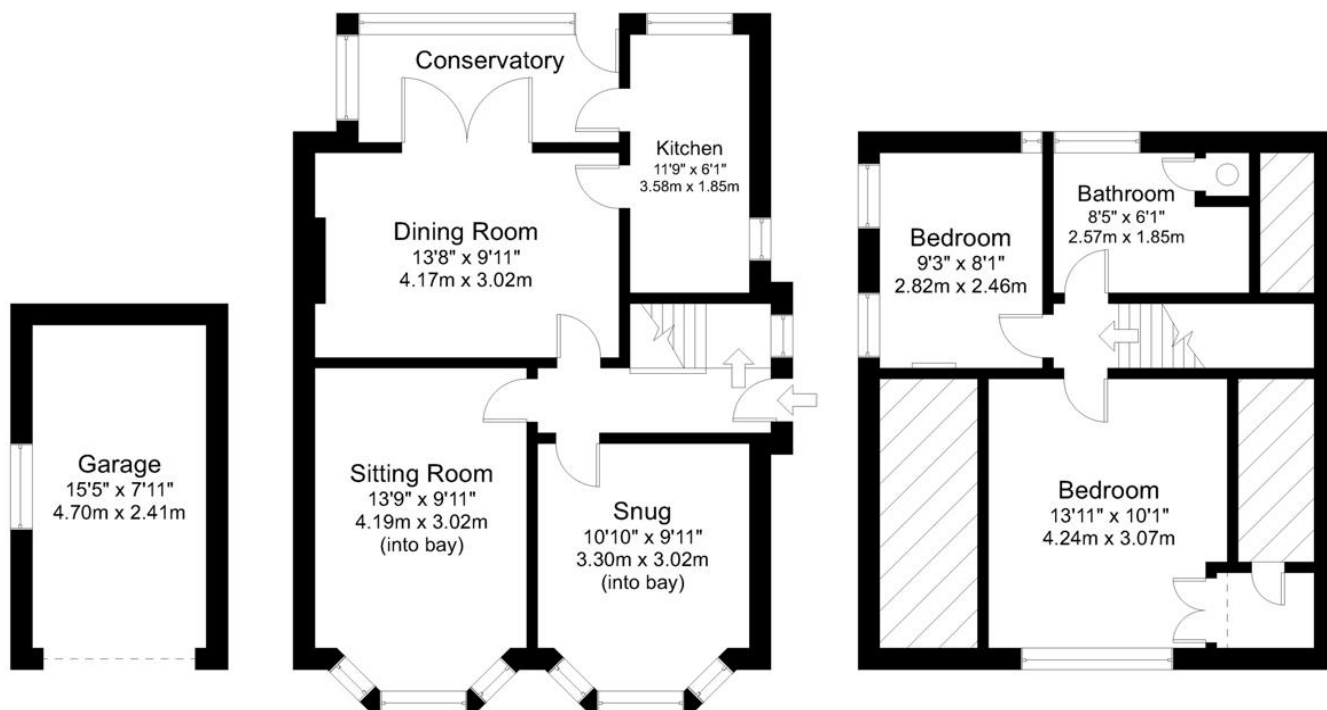
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

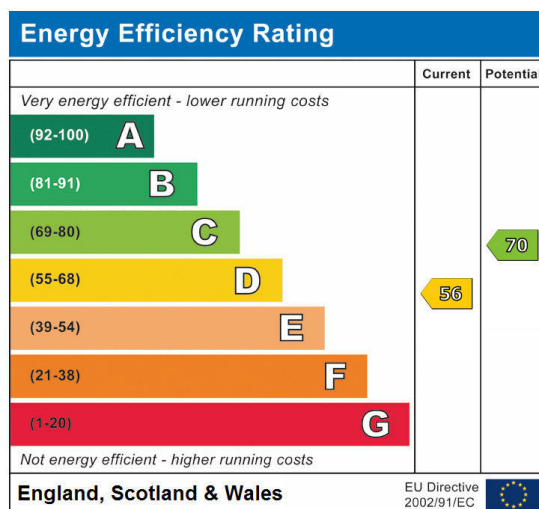
Broadband: None

Mobile signal coverage: Good



### Ground Floor

Gross internal floor area excluding Garage & Eaves (approx.): 82.9 sq m (893 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Stonefall Avenue, Harrogate, North Yorkshire, HG2 7NT

Contact your local branch today for more information on this property:

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