

**FOR SALE**



**Wharfedale Avenue, Harrogate, HG2 0AU**  
**Offers Over £300,000**

  
**MARTIN & CO**



- Semi Detached family home
- Offered for sale with no onwards chain
- Ready to move into, with exciting potential to enhance over time
- Popular South Side Location
- A great choice for families, with a variety of nearby schooling options
- Three Bedrooms
- Separate Utility Area
- Driveway
- Front & rear gardens



An attractive three-bedroom semi-detached home, offered to the market with no onward chain and vacant possession, presenting an excellent opportunity for buyers seeking a property with scope to personalise and add value.

The accommodation comprises an entrance hall leading into a welcoming lounge featuring a character fireplace, and a spacious open-plan kitchen dining room fitted with appliances including an electric cooker, gas hob, and fridge. A separate utility area provides additional convenience with plumbing for a washing machine.

To the first floor, the property offers a main bedroom, a further double bedroom, a single bedroom, and a house bathroom fitted with a white three-piece suite and shower over the bath.

Externally, the property benefits from a front garden and a driveway providing off-street parking for one vehicle. To the rear, there is a lawned garden along with a paved seating area, ideal for outdoor enjoyment. The home offers fantastic potential for a purchaser to modernise and create a superb family home.

Situated in the ever-popular Harlow Hill district of Harrogate, this property enjoys a highly convenient and desirable setting. The area is well served by a range of local shops, amenities, and everyday services, all within easy reach. Harrogate town centre is within comfortable walking distance, offering an excellent selection of retail, dining, and leisure facilities. The property is also ideally positioned close to open countryside, providing opportunities for outdoor recreation.

The area is especially popular with young families and first-time buyers alike, benefiting from access to well-regarded local schools and good transport links, making it an ideal location for a wide range of purchasers.

Further information regarding this fantastic property includes:

Please note that the photography for this listing was completed prior to the current tenant's move-in, and therefore there may be some cosmetic changes.

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, gas, and water

Broadband availability: Full fibre to the property with estimated speeds up to 1,800 Mbps

Mobile Coverage: Vodafone, Three, O2 & EE

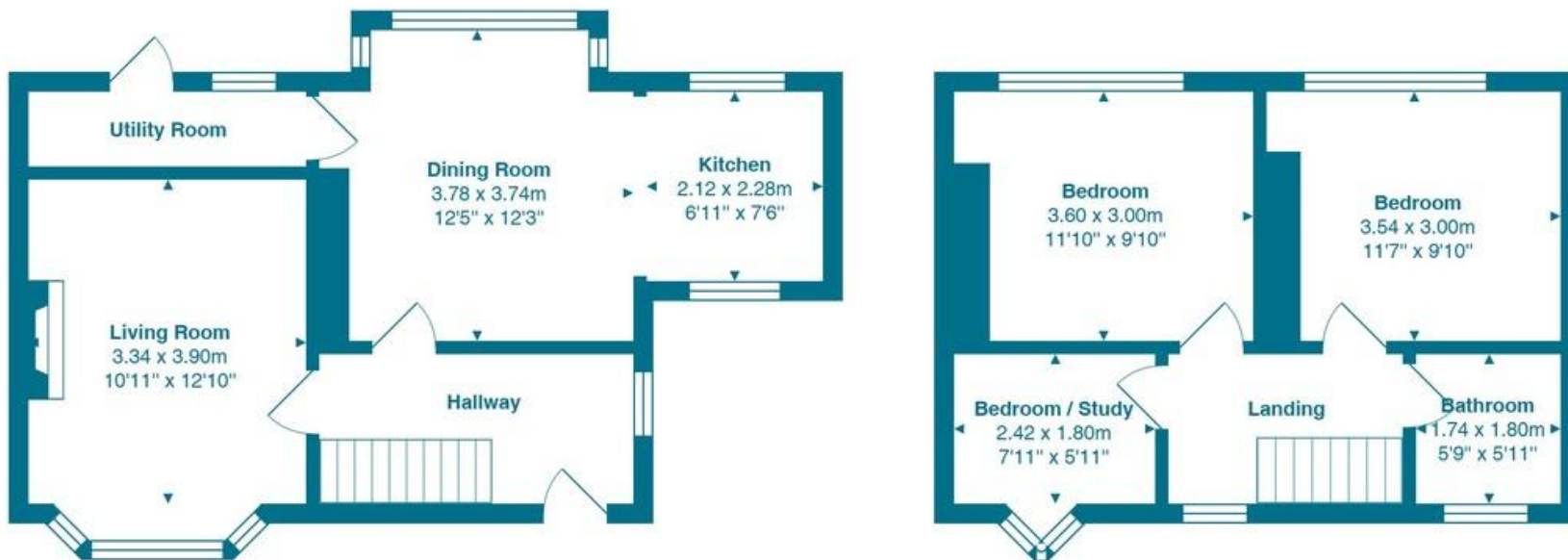
TV & Satellite availability: Sky, VIRGIN & BT

Flood Risk: Very low risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Wharfedale Avenue, Harrogate, HG2 0AU

Total Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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