



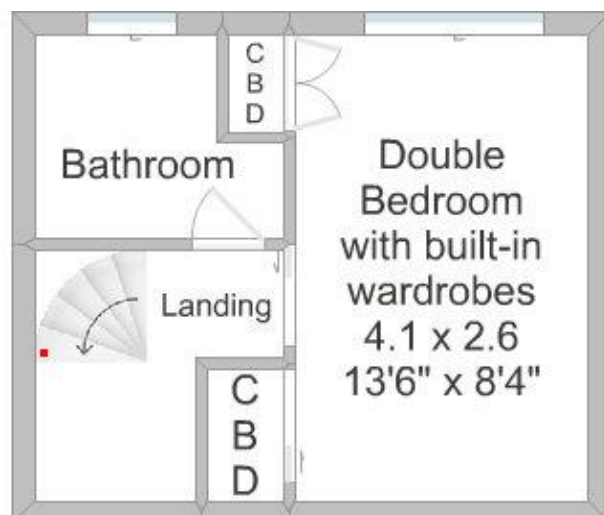
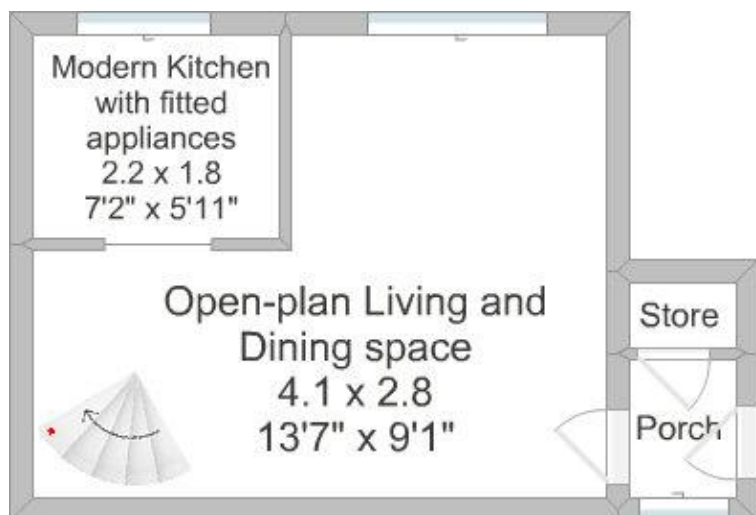
**1 Bedroomed Town House**

**Offers around £135,000**

**172 Tennyson Avenue**  
**Harrogate, HG1 3LF**



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172 Tennyson Avenue is a cosy little home with a cottage-like feel, very close to some beautiful countryside on the outskirts of Harrogate. You arrive by turning off Tennyson Avenue into a private car park for 172 and its neighbours, then approach the house via a garden path to the front door.

An entrance porch and store lead into the main open-plan living and dining space, with a bay window giving lovely views of the front garden. The clean, modern kitchen comes with a washing machine, fridge freezer and built-in oven and hob.

Up the spiral staircase to the first floor, and you will find a large double bedroom with plenty of built-in storage, and a pleasant view South over the garden. The bathroom is clean and well-equipped, fully tiled, with a modern white suite.

Outside is a south-facing lawn and gardens behind a high hedge that offers a feeling of seclusion and privacy.

No. 172 is a comfortable first-time buyer home in a much-loved area of the town, with some potential to add value and for new owners to decorate to their own taste.

### Surroundings

Tennyson Avenue is in the Knox area to the north of Harrogate town centre, on the edge of open countryside at Willow Wood and Oak Beck. Within a short walk are local shopping facilities, a small supermarket and two popular public houses. The centre of Harrogate is around a mile and a half away, with rail and bus links to York, Leeds and beyond.

### Services

The property is connected to mains gas, water, electricity and drainage. Fibre broadband is available in the area, with speeds of up to 152Mb. The 2B bus service stops directly outside the property, with regular buses to Harrogate bus station taking approximately 13 minutes.

### Directions

From Harrogate town centre take the A61 West Park onto Parliament Street, with Bettys Tea Rooms on your left. At the bottom of the hill turn right onto King's Road and take the left hand lane to continue past the conference halls. At the end of King's Road turn left at the lights onto Skipton Road, and then third left at the lights onto Bilton Lane. Take the third turning left onto Hall Lane and continue on to Tennyson Avenue. The car park for No. 172 is on your left marked by our For Sale board. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: B

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