

2 Bedroom Terraced with cellar

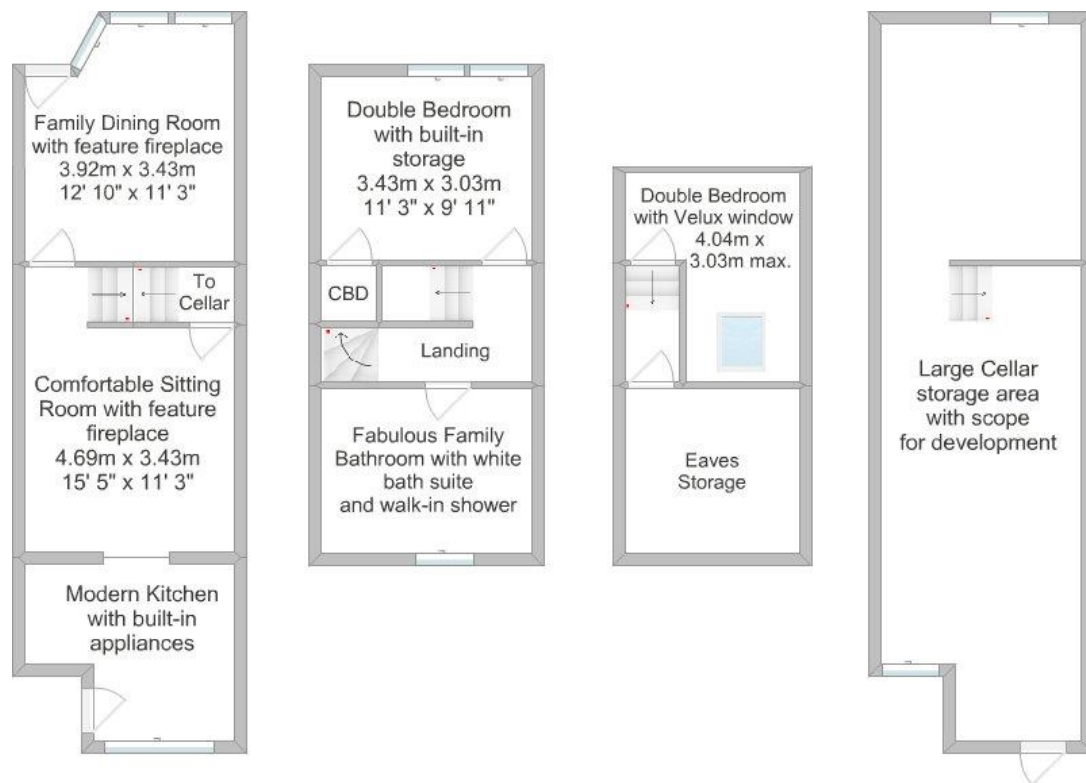
Offers around £180,000

37 North Lodge Avenue

Harrogate, HG1 3HX



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Tucked away on a quiet street on the edge of town, this lovely terraced home has a very welcoming feel as soon as you step through the front door.

The rooms are bright and airy, with plenty of natural light coming in from east and west-facing windows. The first room is a bay-fronted dining room, with enough space for a family dining suite. This opens through a comfortable sitting room, centred around a grand fireplace, and with an access door to the large cellar below. The kitchen is colourful and modern, and comes with built-in appliances and access to the private parking at the rear.

The cellar runs the full length and width of the building, and whilst some work would be needed to make it habitable to modern standards, there is scope for additional living or sleeping accommodation, or even a self-contained studio.

Upstairs, and there is a double bedroom with built-in storage, and a large family bathroom with a modern white suite and a very stylish walk-in shower. A staircase leads up past some loft storage to a second double bedroom with a skylight window.

Outside to the rear is a large yard providing off-street parking, with doors to the house and also to the cellar, to the front is a small courtyard leading out to North Lodge Avenue.

No. 37 is a well-cared for and homely property in a very convenient location, and with the added potential of the large cellar it could prove to be an excellent investment too. Call today to book your appointment to view.

Surroundings

North Lodge Avenue is located in the New Park area of Harrogate, just on the edge of open countryside at Knox and Killinghall. Nearby are New Park Primary School and Bilton Grange Primary School, with several others within a mile. A new Aldi supermarket is a short walk away, and there are a range of smaller shops in close proximity. Harrogate town centre is around one and a half miles, with its train and bus station and road routes to the South, and Ripon is approximately 10 miles to the North.

Services

The property is connected to mains gas, electricity, water and drainage. There is fibre broadband internet available on North Lodge Avenue with speeds of up to 152Mb.

Directions

From Harrogate Town centre head out on the A61 Ripon Road to the roundabout at the junction with A59 Skipton Road at New Park.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: B - £1294 p.a.

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