

GUIDE PRICE: CIRCA*

£170,000

51 Hookstone Avenue, Harrogate, HG2 8ER

Description

A traditional brick built mid town house with the benefit of gas fired central heating and UPVC sealed unit double glazing. The property is now in need of some updating and would be ideal for owner occupation or indeed the buy to let market. In addition to the accommodation there are courtyard style gardens to the front and rear.

Location

The property is situated off Leeds Road to the south of the town. There are excellent amenities nearby in the form of the Marks & Spencer's food hall and a parade of shops catering for most daily needs including supermarkets. There is schooling for all age groups within walking distance, including Oatlands Primary and Junior schools. The location is ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

Tenure

Freehold with vacant possession upon completion.

Energy Performance Certificate

Grade D.

Services

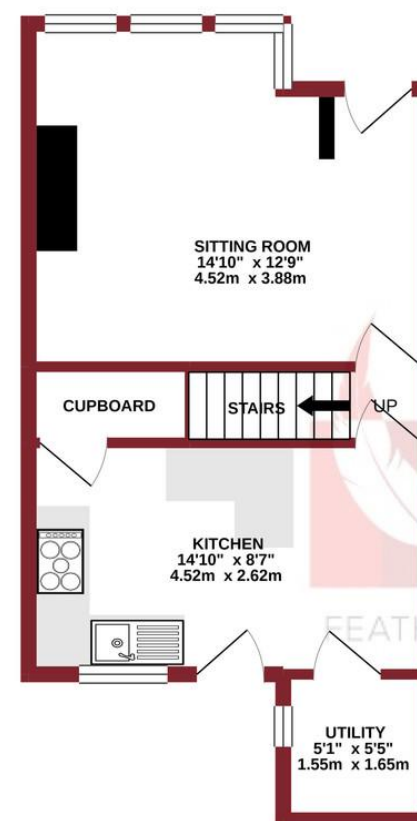
All mains services are connected to the property.

Solicitors

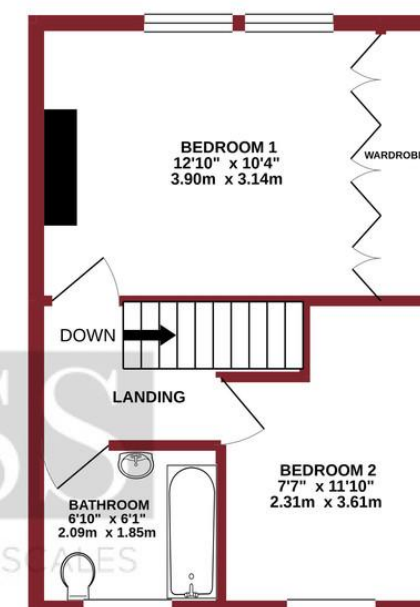
Powell Eddison Solicitors, Raglan House, Raglan Street, Harrogate, HG1 1LE. Tel: 01423 564551
FAO: Kirsty Cronin.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.
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*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.

