



18 CORONATION AVENUE
Harrogate

Carter Jonas

18 CORONATION AVENUE, HARROGATE, HG2 8BY

Three bedrooms · Spacious sitting room · Dining room
Modern kitchen · Contemporary bathroom · Loft room
South/west facing garden · Quiet cul-de-sac · Close to
reputable schools · Short walk to local conveniences
Hornbeam Park train station & play park · Close to
Harrogate centre

Having been modernised to a high standard with wood floors, a new bathroom and recently fitted kitchen, the house opens via a hall into a lovely bay fronted sitting room centred around a modern fireplace with wood burning stove. Divided by critical French doors is a spacious dining room with fitted bar, and useful understairs storage. At the rear of the property is the contemporary kitchen with windows to the delightful private rear garden which crucially faces south/west so benefits from sun throughout the afternoon and evening.

Ascending to the first floor, a spacious landing leads to the large, naturally light principal bedroom, behind is the second double bedroom which is a good size, and the third smaller bedroom is located at the rear of the property. The bedrooms are served by a newly fitted contemporary house bathroom with a shower over the bath.

On the second floor there is a loft room which is currently used as a home office.

Outside, to the front is a gated courtyard and the south/west facing rear garden is a low maintenance private space which benefits from afternoon and evening sunshine.

An early internal inspection is highly recommended.

THIS BEAUTIFULLY PRESENTED THREE BEDROOM PERIOD TERRACE HOUSE WITH A DOUBLE RECEPTION ROOM AND LOW MAINTENANCE REAR GARDEN IS SITUATED ON A QUIET CUL-DE-SAC TO THE FAVOURED SOUTH SIDE OF HARROGATE WITHIN A SHORT WALK OF REPUTABLE SCHOOLS, M&S FOODHALL, HORNBEAM PARK TRAIN STATION AND HARROGATE TOWN CENTRE.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

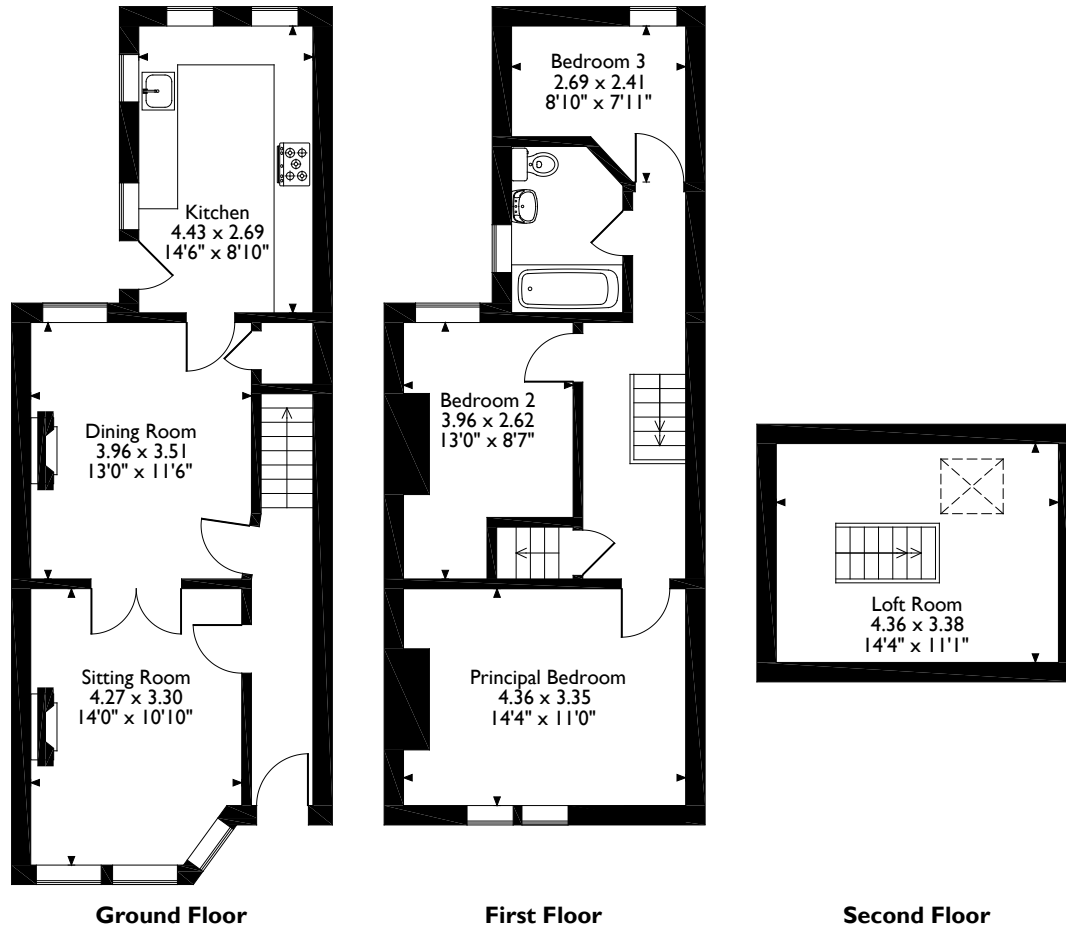
Services: We are advised that all mains services are installed.

Viewing: Strictly by appointment by the selling agents Carter Jonas – 01423 523423.

Directions - HG2 8BY: Proceed out of Harrogate along the A61 Leeds Road. At the traffic lights turn left into Hookstone Road. Take the second right turn into Coronation Avenue where the property can be found on the right hand side towards the end of the road.



18 Coronation Avenue, Harrogate
Approximate Gross Internal Area
1151 Sq Ft / 107 Sq M



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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