

23 DUCHY AVENUE  
HARROGATE  
HG2 0NB



NICHOLLS  
TYREMAN

## 23 DUCHY AVENUE | HARROGATE | HG2 0NB

A spacious four bedroom semi detached property situated in a quiet backwater just off Cold Bath Road, close to many excellent local amenities

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Entrance Hall | Living Room | Dining Room | Kitchen | Utility

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Four Bedrooms | House Bathroom | Separate wc

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Garden

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Council Tax: D | Energy Rating: E | Tenure: Freehold

# £450,000





**The property benefits from central heating and double glazing, has recently been decorated and offers spacious, well planned accommodation set over three floors.**

The accommodation comprises: Entrance hall, living room with bay window, double doors to the rear garden and being open plan to dining room, fitted kitchen with utility cupboard, oven, hob, extractor and dishwasher.

To the first floor are two bedrooms, a bathroom and a separate wc and to the second floor are two further bedrooms.

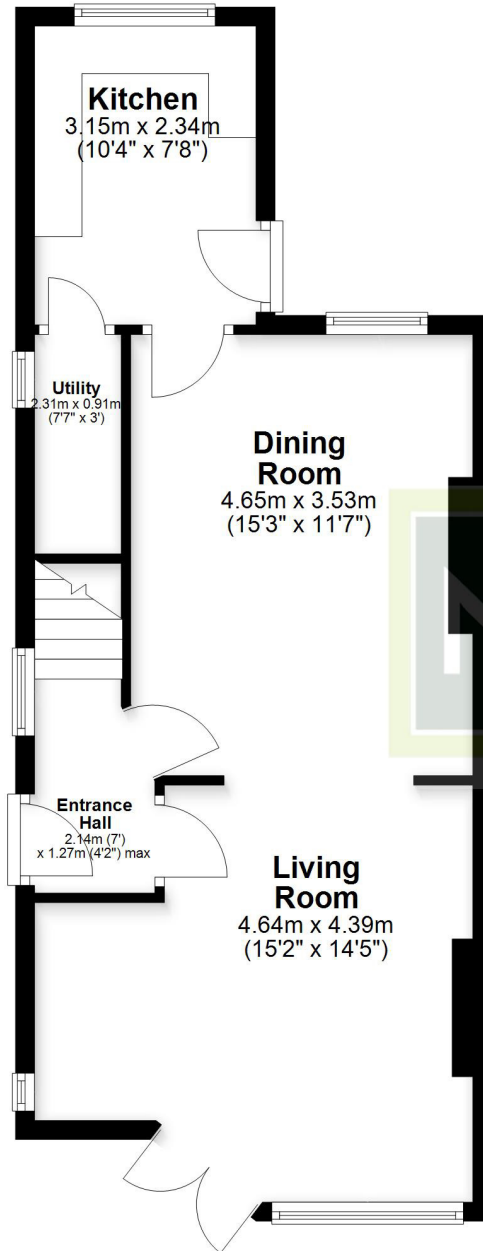
To the front of the property is a flagged and gravelled courtyard with boundary fencing and a side pathway with hand gate leading to the rear garden with lawn, flagged patio, gravelled areas and boundary hedging.

Duchy Avenue is situated in a popular location, just off Cold Bath Road, close to many local amenities including, shops, schools, restaurants and coffee bars.

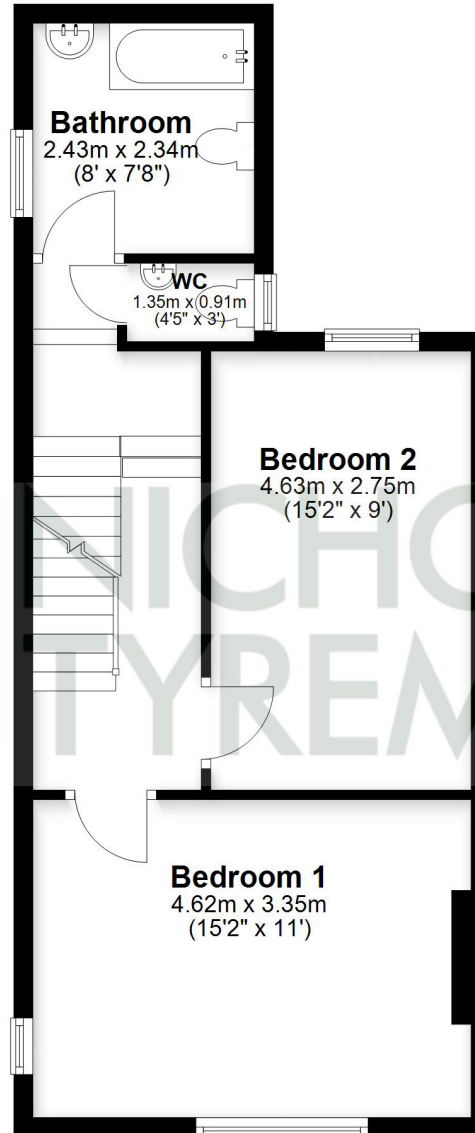
The property is in walking distance of Harrogate Grammar School and within easy reach of the Harrogate town centre.



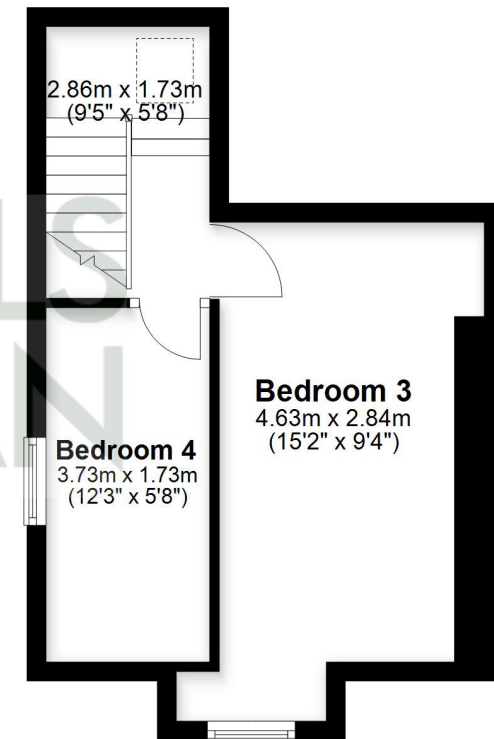
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.