



3 Bedroomed Semi-Detached

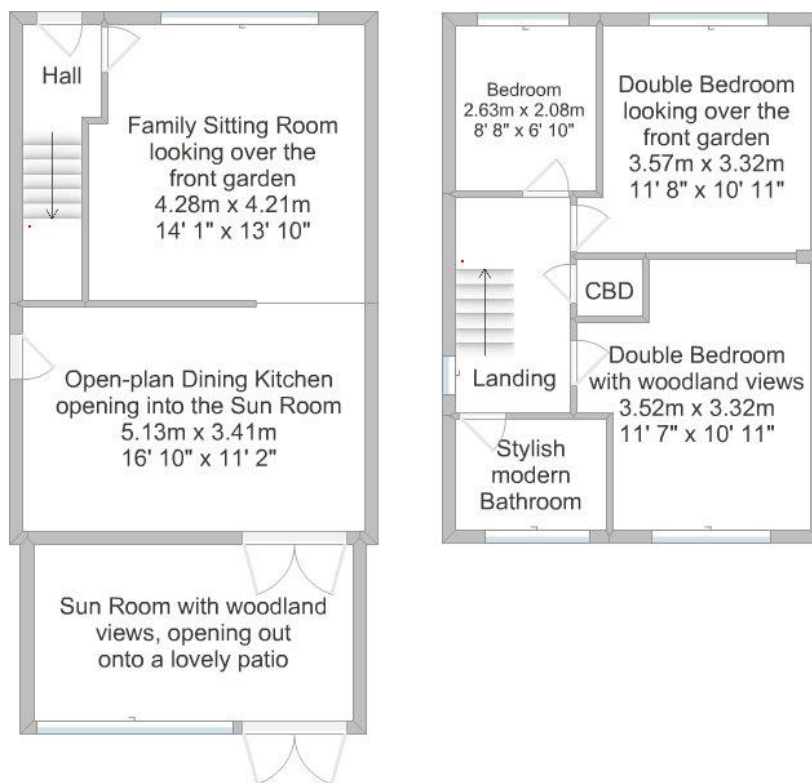
£250,000

130 Tennyson Avenue

Harrogate, HG1 3LF



Email: talk@alexandergibson.co.uk
Telephone: 01423 563077
5 Raglan Street,
Princes Square,
Harrogate, HG1 1LE



Even as you turn off Hall Lane onto Tennyson Avenue, you will feel the air of peace and calm. This lovely street is part of a quiet area, set well away from the hustle and bustle of central Harrogate, yet in a great position for schools, shopping and access to the countryside. The rear garden of No. 130 sits facing the trees of the Nidderdale Greenway and Nidd Gorge Park, where there is plenty of green open space for a family to relax in.

The house has been carefully modernised by the current owners, with new doors, windows, a very stylish family bathroom and an updated kitchen, in addition to the fabulous sun room that joins the house to the gardens and the countryside beyond.

The downstairs rooms flow from the entrance hall through a large sitting room to a glossy modern dining kitchen through double doors into the sun room. A wall of glass offers elevated views from here over to the woodland, with double doors opening out onto a two-tier patio garden, a secluded spot for a family to enjoy a meal or relax in the sun.

Upstairs, and there are two double bedrooms, a child's room, and a recently-renovated bathroom with a 'monsoon' shower over the bath. There is good storage space and access to a loft. The front bedrooms look out over the front lawn to the end of the road opposite, and the rear bedroom looks out onto woodland, so the property is not overlooked from either side.

130 Tennyson Avenue is a cosy and comfortable property in a fine location, now waiting for a new family to call it home. Ring today to book your appointment to view.

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. Three primary schools lie within a short walk, as do local shopping facilities, a small supermarket and two family-friendly 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 near to the property, with regular buses to Harrogate bus station taking approximately 13 minutes.

Directions

From Harrogate 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 right at the lights onto Bilton Lane. Take the third turning left onto Hall Lane and continue on to Tennyson Avenue. No.130 is on your left marked by our For Sale board. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: C - £1405 p.a.

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