

Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate on Ripon Road. At the round about take the first exit onto Skipton Road and then take the second left onto Euclid Avenue where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale Board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£199,950

33 Euclid Avenue, Harrogate, HG1 2BD

2 Bedroom House - End Terrace

A two bed roomed semi detached house offering well proportioned living accommodation benefitting from a good location with amenities and transport links into Harrogate's town centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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Description

With gas fired central heating and double glazing the living accommodation comprises; entrance door leading into the lounge, dining kitchen with electric hob, single oven and space for a under counter fridge and plumbing for a washing machine and a door leading out into the private garden.

On the first floor the landing leads to the spacious master bedroom with a built in storage cupboard, a good sized second bedroom and house bathroom with bath, w/c and hand basin. There is additional storage space available in the loft.

Outside there is a shared driveway which leads to the single garage. To the rear of the property is a fully enclosed and easy to maintain garden making a nice seating area.

