

FOR SALE



Hollins Crescent, Harrogate, HG1 2JG

MARTIN&CO



Hollins Crescent, Harrogate

Asking Price Of £500,000

- Less Than a Mile from Town Centre
- Residential Location
- Fully renovated
- Three Double Bedrooms
- Large Driveway
- Established Gardens
- Garage
- Two Bathrooms

Martin & Co are delighted to offer to the market, this fantastic three bedroomed, detached bungalow situated on Hollins Crescent, Harrogate.

Hollins Crescent is a popular residential location, within walking distance of Harrogate's town centre. The up-and-coming Kings Road, with its growing selection of independent restaurants, cafes and shops is also just short walk away. With the recently refurbished Harrogate Leisure Centre, local primary school, mature woodland and playpark a stone's throw away, the location has much to offer.

Arriving at this attractive property there is a spacious, resin coated driveway with ample space to park several vehicles.

Upon entering the property itself there is a spacious internal porch, currently used as a study area.

The open plan dining kitchen is at the heart of the home, offering a light and airy space, ideal for families. The kitchen itself has been fitted with a range of modern wall & base units, Bosch double oven, Bosch 5 ring gas hob, integrated fridge, freezer and dishwasher.



The dining area has room for a large dining table and benefits from bi fold doors making it a truly social space.

Beyond the kitchen there is a handy utility room with further fitted units, plumbing for a washing machine, space for a freestanding appliance, and external access.

In addition to the kitchen dining room, there is an impressive 20ft/6.3m living room with wood burning stove.

From the internal hallway, which has been fitted with a large storage cupboard, housing the gas central heating boiler you will find the three double bedrooms, and house bathroom.

The main bedroom has been tastefully decorated and fitted with two sliding door wardrobes, making clever use of the space on offer. The installation of the French doors offers easy access to the rear garden. Ensuite shower room, with walk in shower, basin, loo and heated towel rail.

The house bathroom offers a space to unwind with jacuzzi bath, walk in shower, basin, loo and large heated towel rail.

Estimated rental income: £1,600 Heading outside to the rear garden, it is hard to believe you are just a mile from the town centre. With the well-established trees, patio and lawned area beyond the garden offers a little haven from everyday life!

The standalone garage provides a useful storage space, with lights and electrics available.

We understand that the property is of Freehold Tenure.

The property is serviced by mains electricity, gas and water services.

Broadband availability: Full Fibre

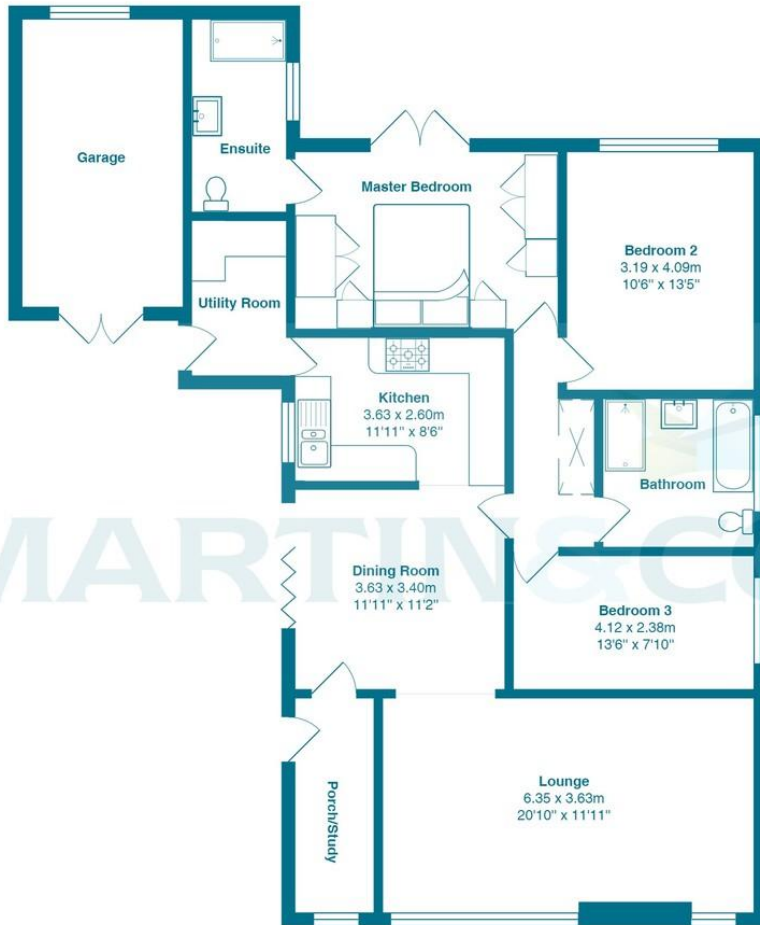
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low

The council tax is band: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Total Area: 126.7 m² ... 1364 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.