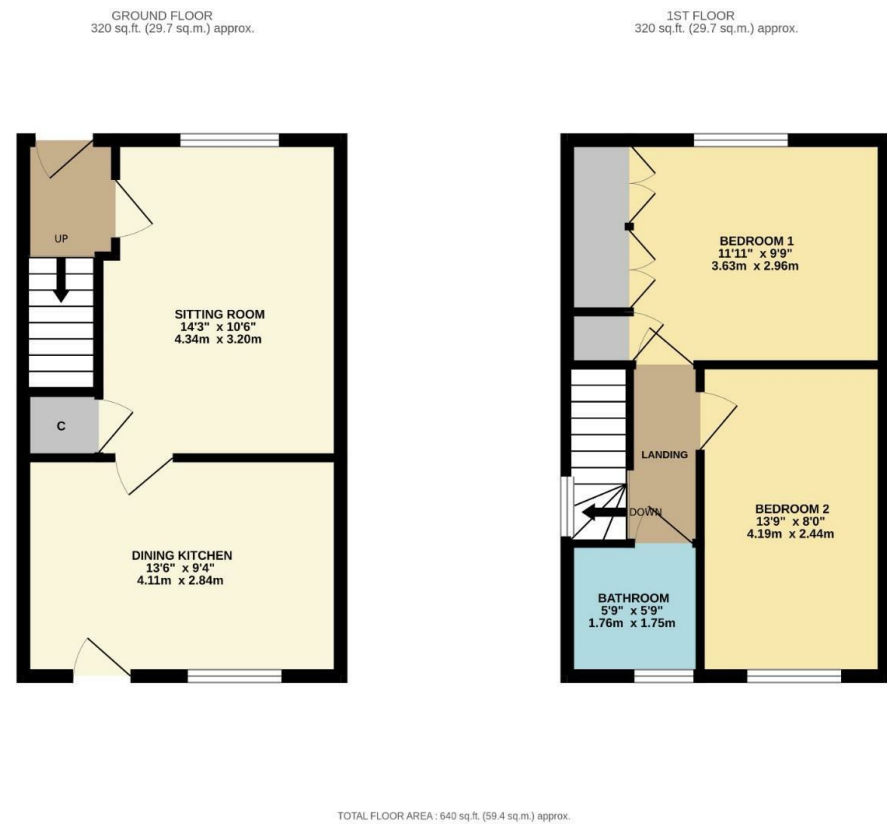
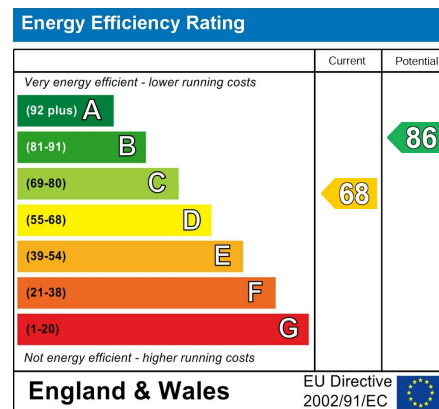


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road and at the Woodlands traffic lights turn left onto Hookstone Chase. Proceed down Hookstone Chase and straight over the roundabout and turn right into Sherwood Drive and follow the road down the hill and round to the left where the property will be found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band B 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.



£235,000

9 Delamere Crescent, Harrogate, HG2 7HG

2 Bedroom House - End Terrace

A beautifully presented two bedroomed end of row terrace which offers well proportioned living accommodation throughout and benefitting from a superb location with a wide range of amenities and transport links close by and easy access out onto the Harrogate by-pass and the A1M.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With a newly fitted gas central heating boiler (January 2024) and double glazing the living accommodation comprises, entrance hall, spacious lounge with an elevated view over the front lawn, modern fitted kitchen with integrated fridge freezer, dishwasher, washing machine, Franke sink and a dining area with a rear door leading out into the garden. There is also a useful storage cupboard under the stairs.

On the first floor the landing leads to the spacious master bedroom with fitted wardrobes and a storage cupboard. A great sized second bedroom and modern house bathroom with shower over the bath, w/c and hand basin. There is additional storage in the loft which is boarded.

Outside to the front of the property there is unrestricted on street parking, a path leading to the front door and a good size lawn and gravelled flower beds for easy maintenance. To the rear is a fully enclosed garden with a lawn which offers a pleasant and private seating area and a single garage. The property has the added benefit of new soffits and fascia's within the last 18 months.

Benefitting from a superb location on the South East side of Harrogate with great commuter links to the Harrogate by-pass and A1M, rail links between Harrogate, Knaresborough Leeds and Harrogate. There are a wide range of shops, supermarkets, Primary Schools close by and within walking distance, along with parks and countryside walks.

