

HUNTERS[®]

HERE TO GET *you* THERE



Wainfleet Road

Harrogate, HG1 3ED

Council Tax: B

Offers Over £240,000



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Entrance Hall

Access via UPVC glazed door, stairs to first floor, radiator, under stairs storage cupboard, doors to:

Lounge

13'1" x 12'7" (4.00 x 3.85)

UPVC double glazed window to front elevation, radiator, TV point, laminate flooring, through to:

Dining Room

9'2" x 8'9" (2.81 x 2.69)

UPVC double glazed French doors to conservatory, radiator.

Conservatory

8'4" x 8'2" (2.55 x 2.50)

UPVC and brick construction, door to rear garden.

Kitchen

9'3" x 9'2" (2.82 x 2.81)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and tumble dryer, space for tall fridge freezer, UPVC double glazed window to rear elevation, UPVC double glazed door to side access.

First Floor Landing

UPVC double glazed window to side elevation, storage cupboard, doors to:

Bedroom One

12'7" x 9'8" (3.84 x 2.97)

Fitted bedroom suite with wardrobes and overhead units, radiator, UPVC double glazed window to front elevation.

Bedroom Two

12'2" x 9'3" (3.73 x 2.84)

UPVC double glazed window to rear elevation, radiator, laminate flooring.

Bedroom Three

8'10" x 8'3" (2.70 x 2.54)

UPVC double glazed window to front elevation, radiator.

Shower Room

Modern white suite comprising shower cubicle with shower over and glazed screen, low level WC, built in wash hand basin with cupboards under, chrome heated towel rail, part tiled walls, UPVC double glazed window to rear elevation.

Outside

Generous front and side garden with mature borders and an easy to maintain area laid to shingle with a flagged path and steps to the front door. Side access to the private rear garden, again, designed with easy maintenance in mind.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

EPC

Environmental impact as this property produces 3.2 tonnes of CO₂.

An ideal opportunity to purchase this well presented, spacious three bedroom, semi detached property in the popular Bilton area close to local amenities and good transport links . Tucked away in a cul-de-sac location, this home benefits from three reception rooms and generous outside space.

The accommodation briefly comprises; Entrance into hallway with access into the well proportioned lounge through to the dining room with French doors leading to the conservatory. Stairs rise to the first floor landing providing access to the three bedrooms and family shower room.

The property benefits from a generous front and side garden with mature borders and an easy to maintain area laid to shingle with a flagged path and steps to the front door. Side access to the private rear garden, again, designed with easy maintenance in mind. An early viewing highly recommended.

- SPACIOUS FAMILY HOME
 - Well presented
 - Three reception rooms
 - Three bedrooms
 - Generous sized lounge
- Spacious front and side garden
 - Private rear garden
 - Boarded loft space
- Early viewing recommended



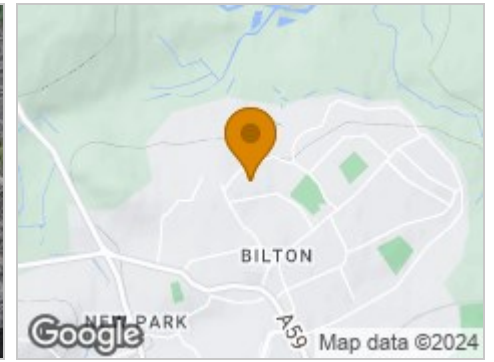
Road Map



Hybrid Map

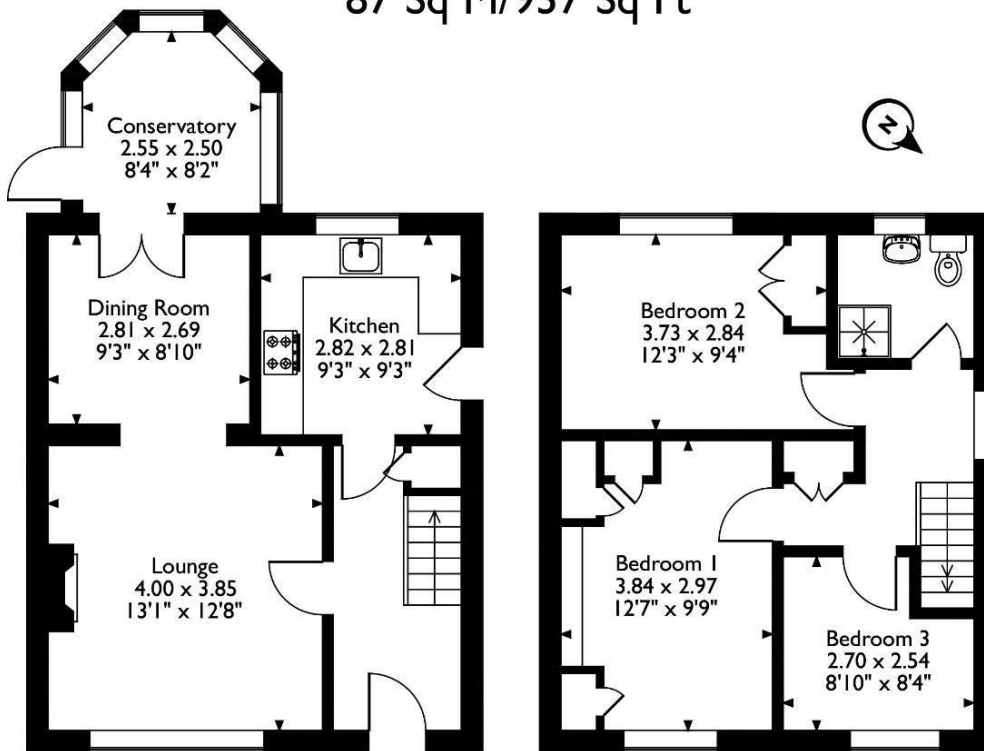


Terrain Map



Floor Plan

26, Wainfleet Road, Harrogate, HG1 3ED Approximate Gross Internal Area 87 Sq M/937 Sq Ft



Ground Floor

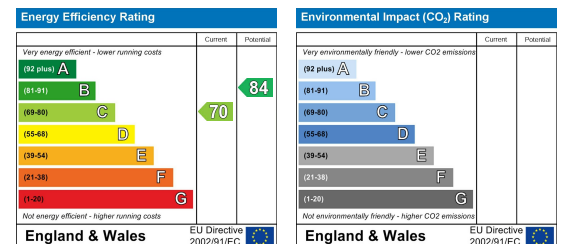
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.