

HUNTERS[®]

HERE TO GET *you* THERE



Rudbeck Crescent

Harrogate, HG2 7AQ

Council Tax: C

Offers Over £240,000



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Entrance Hall

Access via UPVC double glazed door, radiator, stairs to first floor, doors to:

Lounge

15'10" x 14'0" (4.83 x 4.28)

UPVC double glazed bay window to front elevation, radiator, TV point, fire place.

Kitchen / Dining Room

18'3" x 8'10" (5.58 x 2.71)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, space for cooker, integrated dishwasher and under counter fridge, UPVC double glazed window to rear elevation, UPVC double glazed door to side access, Velux window, space for table, storage cupboard.

Shower Room

White suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, plumbing and space for washing machine. UPVC double glazed window to rear elevation.

First Floor Landing

Doors to:

Bedroom One

15'10" x 10'11" (4.84 x 3.33)

UPVC double glazed windows to front elevation, radiator, fitted wardrobes.

Bedroom Two

11'10" x 9'5" (3.61 x 2.89)

UPVC double glazed windows to rear and side elevations, radiator, fitted wardrobe.

Bedroom Three

6'9" x 5'6" (2.07 x 1.7)

UPVC double glazed windows to rear elevation, radiator.

Garage

16'5" x 8'5" (5.02 x 2.59)

Up and over door, window to side elevation.

Outside

A driveway provides ample off street parking and leads to the garage. A lawn area to the front of the property with mature borders. To the rear is a low maintenance paved garden with fencing to perimeters.

EPC

Environmental impact as this property produces 4.8 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb opportunity to purchase a well presented and extended three bedroom semi-detached home, occupying a generous corner plot position. The property is situated in a highly sought after location just off Wetherby Road, within close proximity of open countryside, the hospital and town centre.

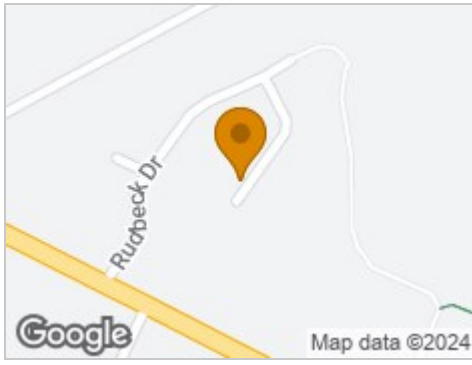
Offering generous ground floor living space, the accommodation comprises: Entrance hallway, lounge with bay window, spacious and modern open plan dining kitchen and ground floor shower room. To the first floor, a landing serves three bedrooms, both bedrooms one and two with fitted wardrobes.

To the outside, the property has gardens to three sides, a resin driveway provides off road parking and leads to a detached garage with electric up and over door.

- NO CHAIN
- Spacious open plan dining kitchen
 - Gardens to three sides
- Driveway & garage with electric door
 - Ground floor shower room
- Sought after location just off Wetherby Road
- Close proximity to open country side, the hospital & town centre
 - Lounge with bay window
- Viewing highly recommended



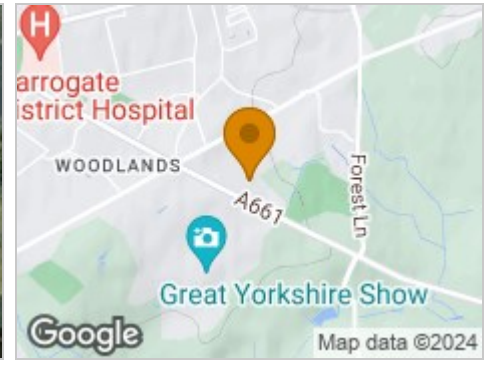
Road Map



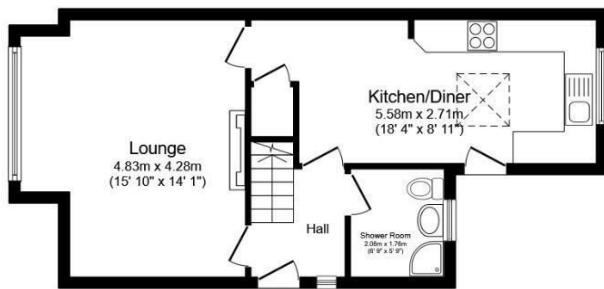
Hybrid Map



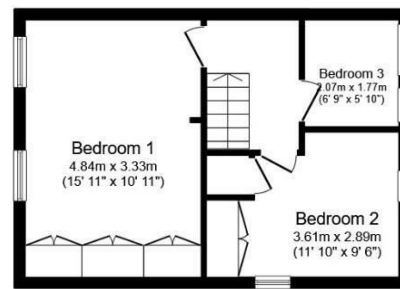
Terrain Map



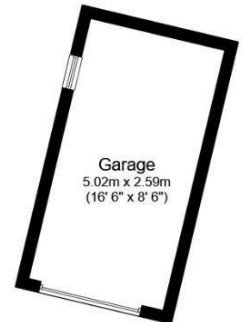
Floor Plan



Ground Floor



First Floor



Garage

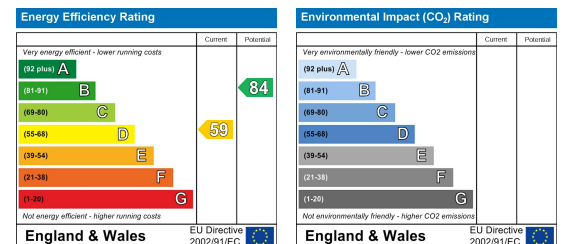
Total floor area 91.2 sq.m. (982 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.