

HUNTERS[®]

HERE TO GET *you* THERE



Unity Grove

Harrogate, HG1 2AQ

Council Tax: B

Offers Over £250,000



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Entrance Hall

Access via wooden entrance door, stairs to first floor, radiator, door to:

Lounge

16'2" x 11'1" (4.95 x 3.40)

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

Dining Room

13'1" x 9'10" (4.00 x 3.00)

UPVC double glazed window to rear elevation, radiator, laminate flooring, built in cupboards, under stairs storage cupboard, door to:

Kitchen

14'10" x 7'2" (4.53 x 2.20)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, space for tall fridge freezer, UPVC double glazed windows to rear and side elevations, glazed wooden door to rear courtyard.

First Floor Landing

Stairs to 2nd floor and doors to:

Bedroom Two

14'5" x 13'1" (4.40 x 4.00)

UPVC double glazed window to front elevation, radiator, feature fire place.

Bedroom Three

13'9" x 8'7" (4.20 x 2.64)

UPVC double glazed window to rear elevation, radiator, feature fire place.

Bathroom

White suite comprising panel bath, shower cubicle, low level WC, wash hand basin with cupboard under, chrome heated towel rail, UPVC double glazed window to side elevation.

Second Floor Bedroom One

18'9" x 13'3" (5.74 x 4.04)

Two Velux windows to rear elevation, radiator.

EPC

Environmental impact as this property produces 7.8 tonnes of CO₂.,

Material Information

Tenure Type; Freehold

Council Tax Banding; B

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a refurbished, character three double bedroom terrace home, with accommodation arranged over three floors and situated in a highly sought after location close to the amenities on Kings Road.

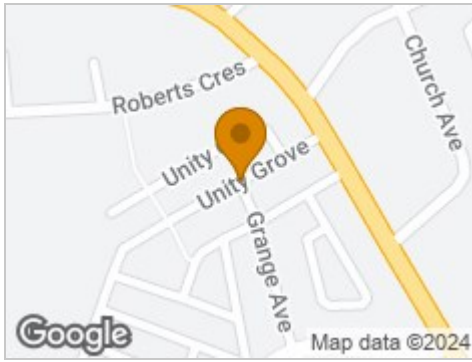
Offering generous living space throughout, the accommodation is presented to a high standard and comprises: Entrance hallway, lounge opening to dining room, modern kitchen, two double first floor bedrooms, a modern bathroom with separate shower and a further double bedroom to the second floor.

To the outside, there is a forecourt garden to the front and an enclosed rear courtyard garden with gate leading to the rear.

- NO ONWARD CHAIN
- Accommodation arranged over three floors
 - Modern kitchen
- Undergone a programme of refurbishment
- Modern bathroom with separate shower
 - Enclosed rear courtyard
 - Three double bedrooms
- Close to the amenities on Kings Road
 - Open plan lounge/diner
- Viewing highly recommended



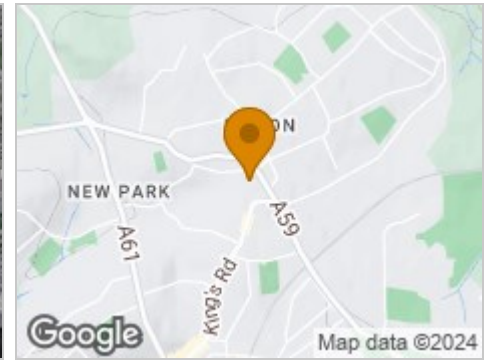
Road Map



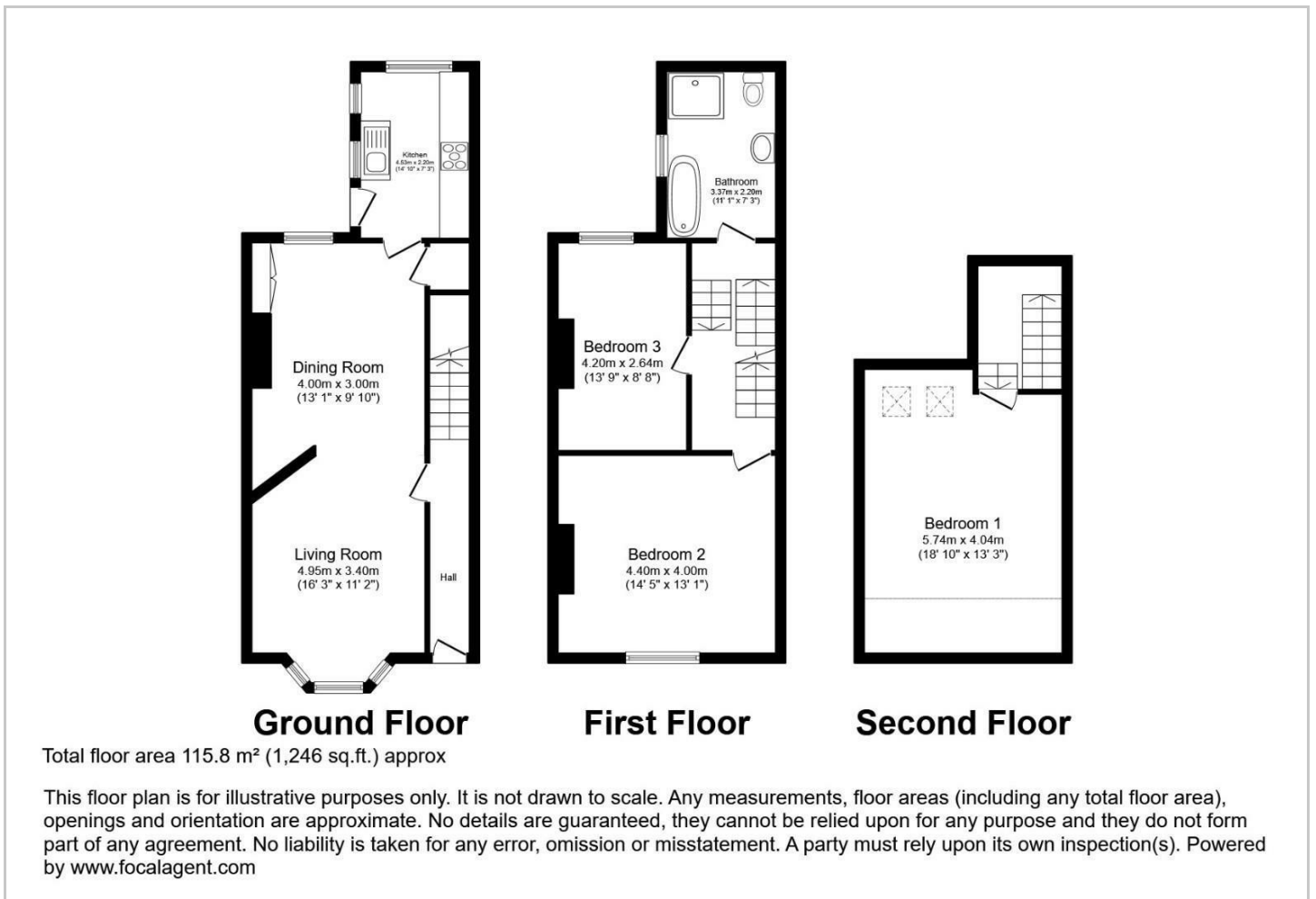
Hybrid Map



Terrain Map



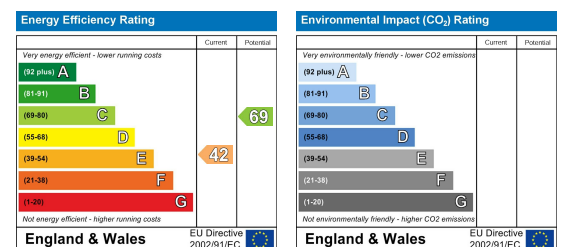
Floor Plan



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.