

HUNTERS®

HERE TO GET *you* THERE



Coppice Rise

Harrogate, HG1 2DP

Council Tax: C

Guide Price £220,000



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Entrance Hall

Accessed via UPVC entrance door, stairs to first floor, sliding door to:

Lounge

14'4" x 11'10" (4.39 x 3.62)

UPVC double glazed window to front elevation, radiator, fire place, TV point, glazed sliding doors to:

Dining Room

10'8" x 7'10" (3.26 x 2.41)

UPVC double glazed door, UPVC double glazed window to rear elevation, radiator, door to:

Kitchen

11'1" x 6'11" (3.39 x 2.12)

Wall and base mounted units with working surfaces over with inset stainless steel sink unit, plumbing and space for washing machine, space for fridge freezer, space for cooker, larder cupboard, UPVC double glazed rear door, UPVC double glazed windows to rear elevation.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

14'6" x 8'9" (4.42 x 2.69)

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

Bedroom Two

10'3" x 8'11" (3.14 x 2.73)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

Bedroom Three

8'2" x 6'0" (2.51 x 1.83)

UPVC double glazed window to front elevation, radiator, storage cupboard.

Bathroom

Coloured suite comprising panel bath with shower attachment, low level WC, pedestal wash hand basin, part tiled walls, UPVC double glazed window to rear elevation.

Garage

15'5" x 11'9" (4.70 x 3.60)

Up and over door.

Outside

Off street parking provided by way of driveway. Low maintenance gardens to front and rear.

EPC

Environmental impact as this property produces 3.1 tonnes of CO₂.

Material Information

Tenure Type; Freehold

Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a three-bedroom semi-detached home with amazing elevated views to the rear. The property is in need of modernisation and situated in this sought location, close to local amenities.

The accommodation comprises: Entrance hallway, lounge with sliding doors opening to dining room, kitchen, three first floor bedrooms and house bathroom.

To the outside are split level gardens to the front, side and rear and a driveway provides off-road parking and leads to a detached garage. An early viewing comes highly recommended.

- NO ONWARD CHAIN
- Modernisation needed
- Amazing elevated views to the rear
 - Driveway & garage
- Split level gardens to three sides
 - Two reception rooms
- Close to local amenities including junior school and shops
- Early viewing recommended



Road Map



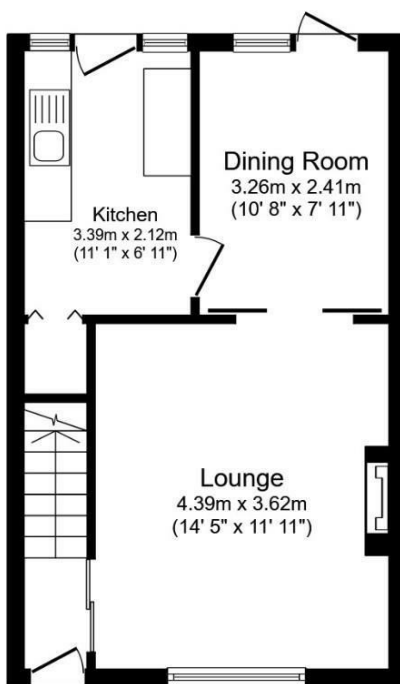
Hybrid Map



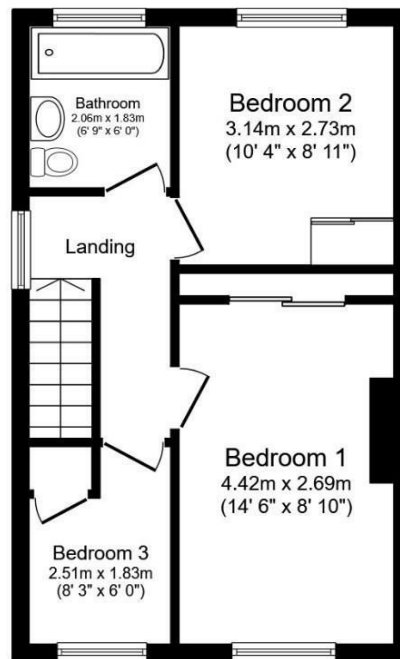
Terrain Map



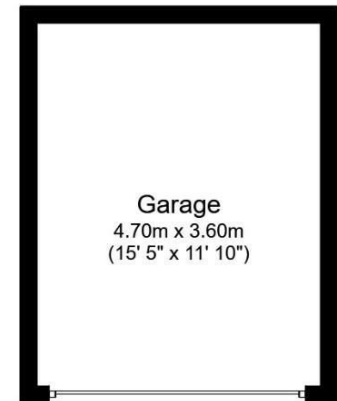
Floor Plan



Ground Floor



First Floor



Garage

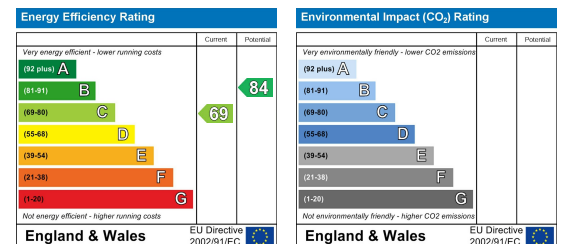
Total floor area 89.3 m² (961 sq.ft.) approx

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.