

# HUNTERS<sup>®</sup>

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## Hall Lane

Harrogate, HG1 3DX

Council Tax: E

Asking Price £465,000



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## Entrance Porch

Access via UPVC entrance door, UPVC double glazed windows to front and side elevation, wooden door to:

## Entrance Hall

Stairs to first floor, doors to:

## Sitting Room

12'5" x 10'10" (3.81 x 3.31)

UPVC double glazed bay window to front elevation, radiator, door to:

## Kitchen Breakfast Room

21'1" x 9'11" (6.44 x 3.04)

Range of fitted wall and base units with working surfaces over with inset stainless steel sink unit, cooker with extractor hood over, integrated dishwasher, plumbing and space for washing machine, space for fridge freezer. Radiator, UPVC double glazed windows to side and rear elevations, UPVC double glazed door to rear garden, door to:

## Lounge

23'1" x 11'4" (7.04 x 3.46)

UPVC double glazed French doors to rear garden, UPVC double glazed window to side elevation, radiator.

## First Floor Landing

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

## Bedroom One

15'4" x 11'2" (4.68 x 3.42)

UPVC double glazed window to front elevation, radiator, fitted bedroom suite.

## Bedroom Two

16'7" x 11'2" (5.07 x 3.42)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

10'10" x 10'1" (3.32 x 3.09)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

White suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, tiled walls, UPVC double glazed window to side elevation.

## WC

Low level WC, fitted units with wash hand basin., tiled walls, UPVC double glazed window to side elevation.

## Outside

A driveway provides ample off street parking and leads to a garage. The remainder of the front is a mature garden with lawn area, shrubs and trees. To the rear of the property is an attractive mature garden with lawn, paved patio seating areas and fencing to perimeters.

## EPC

Environmental impact as this property produces 5.4 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; E

## Disclaimer

The vendor of this property has been unable to confirm the accuracy of the information and measurements within these details. They are however, to the best of our knowledge, a true and accurate representation of the property. We recommend that any measurements or description within them being used for any other purpose than representation for sale be checked prior to exchange of contracts.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

A three to four bedroom, detached property now available and OFFERED TO THE MARKET CHAIN FREE. Occupying an attractive plot in this sought after neighbourhood, the property is in need of some modernisation. Located just off Bilton Lane close to well-regarded schools, the local amenities, good bus routes and close to Nidd Gorge ideal for keen walkers.

With gas central heating and extensive double glazing the property briefly comprises; Entrance in to the enclosed porch with door to the hallway. From the hallway access into the lounge through to the kitchen breakfast room and second reception room/ fourth bedroom. Stairs rise to the first-floor landing with doors to three double bedrooms, house bathroom and additional W.C.

Outside to the front, a garden mainly laid to lawn, with a driveway with ample off-street parking, leading to the single garage. To the rear a beautiful lawned garden with patio for entertaining, mature hedges and fences to the borders.

- OFFERED TO THE MARKET CHAIN FREE
  - Detached house
  - Three double bedrooms
  - House bathroom and separate W.C
- Option to create a fourth bedroom in the additional reception room
  - In need of some modernisation
- Lawned gardens to the front and rear
  - Driveway parking
  - Single garage
- Early viewing highly recommended



## Road Map



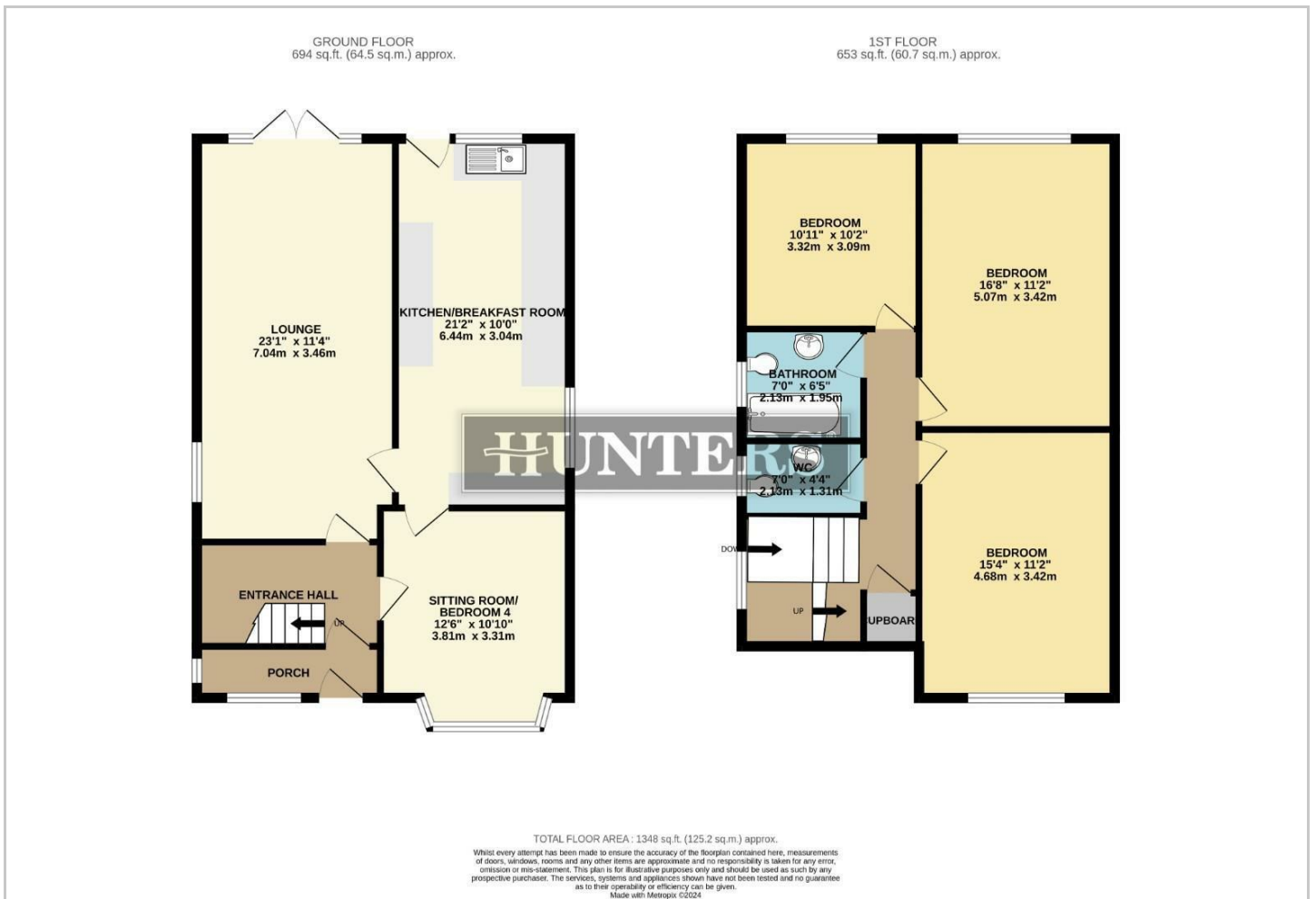
## Hybrid Map



## Terrain Map



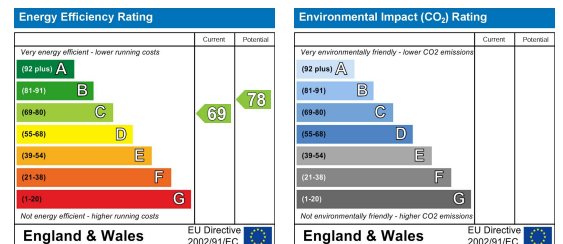
## Floor Plan



## 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.