

HUNTERS[®]

HERE TO GET *you* THERE



Laburnum Grove

Harrogate, HG1 4EH

Council Tax: C

Guide Price £280,000



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Entrance Hall

Stairs to first floor, doors to:

Kitchen Dining Room

17'2" x 12'5" (5.25 x 3.79)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, space for gas cooker with extractor hood over, plumbing and space for washing machine, space for under counter fridge and freezer. UPVC double glazed windows to front and rear elevation, UPVC door to rear garden, wood flooring, radiator, under stairs storage cupboard.

Lounge

18'11" x 10'9" (5.78 x 3.28)

UPVC double glazed bay window to front elevation, UPVC double glazed window to rear elevation, radiator, TV point, wood flooring.

First Floor Landing

UPVC double glazed window to rear elevation, loft access, storage cupboard, doors to:

Bedroom One

11'1" x 9'10" (3.38 x 3.01)

UPVC double glazed window to front elevation, radiator, built in storage, wood flooring.

Bedroom Two

11'5" x 8'11" (3.48 x 2.74)

UPVC double glazed window to front elevation, radiator, built in storage.

Bedroom Three

7'11" x 6'11" (2.42 x 2.13)

UPVC double glazed window to rear elevation, radiator.

WC

Low level WC, UPVC double glazed window to rear elevation.

Bathroom

White suite comprising panel bath with shower over, built in wash hand basin and cupboard, radiator, UPVC double glazed window to rear elevation.

Outside

A gravel driveway provides ample off street parking. Side gated access leads to an extensive rear garden laid mainly to lawn with paved patio seating area, hedging and fencing to perimeters and rear access to:

Garage

11'3" x 8'11" (3.44 x 2.72)

Rear single access door.

EPC

Environmental impact as this property produces 4.9 tonnes of CO₂.

Material Information

Tenure Type; Freehold

Council Tax Banding; C

A very well presented three bedroom, semi-detached property now available to purchase. Offered to the market with NO ONWARD CHAIN, this home is ideal for families and first-time buyers alike. Located in a sought after road in the popular neighbourhood of Bilton, tucked away at the end of a quiet cul-de-sac.

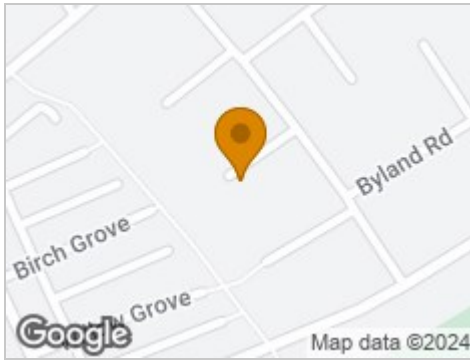
With UPVC double glazing throughout, the property briefly comprises: Entrance into the hallway with door to the open plan kitchen dining room. With the benefit of the double aspect, the room is bright and spacious and features a door to the rear garden. The hallway provides access into the bay fronted lounge and stairs rising to the first floor landing with doors to the two double bedrooms with built in storage, a third single bedroom and the bathroom and separate W.C.

The property occupies a generous plot with ample driveway parking for multiple cars to the front, with gated side access to the garden. To the rear, a generous sized garden with natural and fence borders. The garden features a beautifully manicured lawn, a patio area for outdoor seating and a path leading to the single detached garage.

- OFFERED TO THE MARKET CHAIN FREE
 - Very well presented throughout
 - Open plan kitchen dining room
 - Off-street parking for three cars
 - Ideal for first time buyers and families
- Attractive double fronted semi-detached home
 - Generous plot and spacious throughout
 - Dual aspect lounge
 - Stunning rear garden
 - Free mortgage advice available -please call to enquire



Road Map



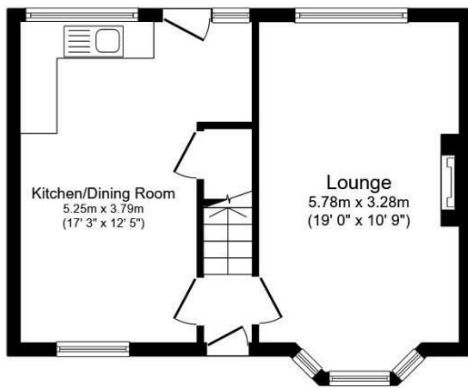
Hybrid Map



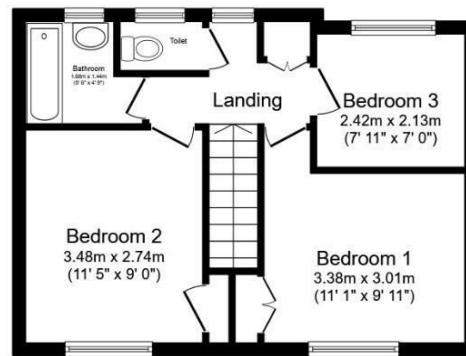
Terrain Map



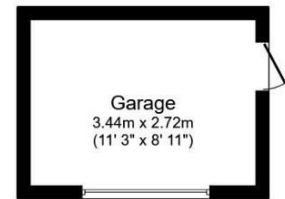
Floor Plan



Ground Floor



First Floor



Garage

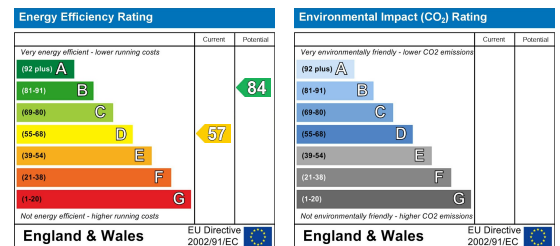
Total floor area 85.6 sq.m. (921 sq.ft.) approx

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.