

# HUNTERS<sup>®</sup>

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## Old Barber

Harrogate, HG1 3DF

Council Tax: C

**Guide Price £350,000**



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## Entrance Hall

Access via composite entrance door UPVC double glazed window to side elevation, radiator, stairs to first floor, storage cupboard, inset ceiling spot lights, door to:

## WC

Low level WC, wash hand basin, radiator, UPVC double glazed window to side elevation.

## Lounge

13'7" x 13'3" (4.16 x 4.04)

Access via glazed double doors, UPVC double glazed bay window to front elevation, radiator, TV point, feature fire place, inset ceiling spot lights.

## Kitchen Dining Room

18'10" x 12'1" (5.75 x 3.69)

Modern range of wall and base mounted units with Quartz working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven, space for tall fridge freezer, integrated dishwasher and washing machine. UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear decking, TV point, radiator, under stairs storage cupboard, inset ceiling spot lights.

## First Floor Landing

Loft access, two storage cupboards, doors to:

## Bedroom One

13'6" x 9'8" (4.13 x 2.97)

UPVC double glazed window to front elevation, radiator, built-in wardrobe, inset ceiling spot lights,

## Bedroom Two

10'5" x 9'1" (3.20 x 2.78)

UPVC double glazed window to rear elevation, radiator, built-wardrobe, inset ceiling spot lights.

## Bedroom Three

10'4" x 8'6" (3.15 x 2.60)

UPVC double glazed windows to front elevation, radiator, built in wardrobe.

## Shower Room

Modern white suite comprising walk-in shower unit with mains shower over, built-in unit with low level WC and wash hand basin, UPVC double glazed window to rear elevation, chrome heated towel rail.

## Outside

Mature lawn gardens to front and side of property. To the rear is a split level lawn garden with decked patio seating area, timber shed and fencing to perimeters.

## Garden Office

13'4" x 9'7" (4.08 x 2.93)

UPVC double glazed windows and French doors to front, power and light laid on, electric heater.

## EPC

Environmental impact as this property produces 3.2 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; C

An opportunity to purchase a superb three double bedroom family home, with generous gardens to three sides and a fantastic separate home office/garden room. The property is situated in a highly sought after location with amazing countryside walks on the doorstep and highly regard primary schools near by.

Presented to a very high standard throughout, this spacious accommodation comprises: Entrance hallway with storage cupboard, guest WC, lounge with bay window and a modern open plan dining kitchen with double doors opening to the rear garden, completes the ground floor. A first floor landing with large storage cupboard serves three double bedrooms with substantial storage and a modern family shower room.

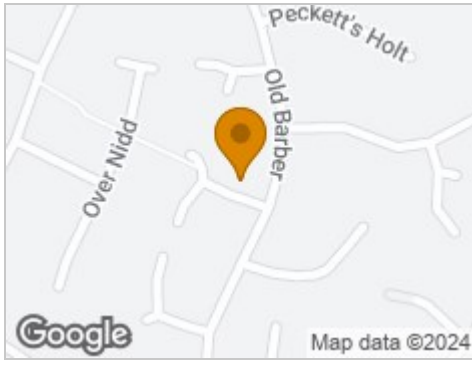
Outside to the front and side are generous lawn gardens with a pathway leading to the property. Gated access opens to a side decked area with timber shed and gravelled path leading to an enclosed garden laid to lawn with covered decked veranda seating area. At the end of the garden is a large home office/garden room with UPVC double glazed French doors, with power, light and electric heating.

The garage is situated in a block close to the property and has parking in front of it.

- SPACIOUS FAMILY HOME
- Modern open plan dining kitchen with double doors to the rear garden
- Three double first floor bedrooms
- Guest WC
- Generous rear & side garden with covered decked veranda seating area
- Viewing essential
- Superb home office / garden room with power, light & electric heating
- Modern family shower room
- Garage & parking
- Superb presentation throughout



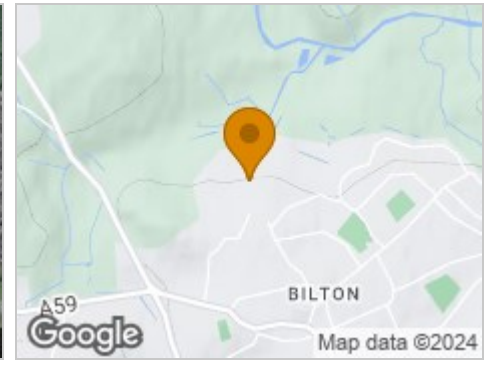
## Road Map



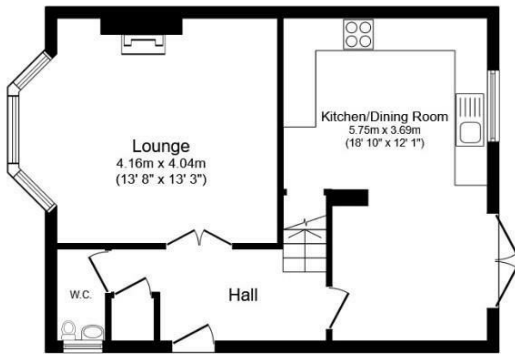
## Hybrid Map



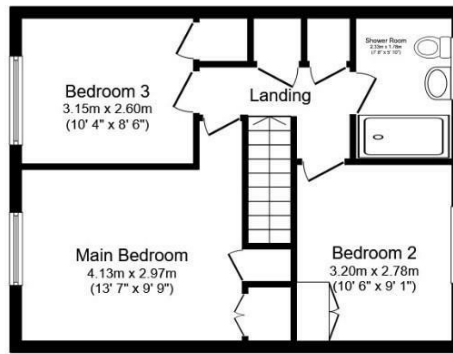
## Terrain Map



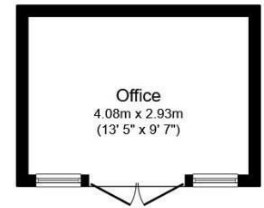
## Floor Plan



**Ground Floor**



**First Floor**



**Outbuilding**

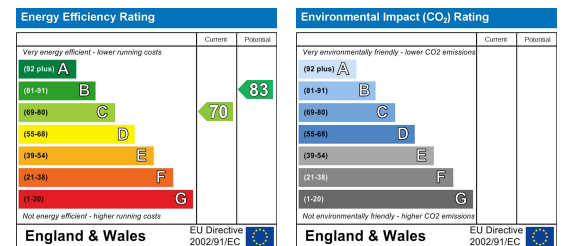
Total floor area 108.1 m<sup>2</sup> (1,164 sq.ft.) approx

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](http://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.