

HUNTERS[®]

HERE TO GET *you* THERE



Crowberry Drive

Harrogate, HG3 2UF

Council Tax: C

Guide Price £245,000



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Entrance Hall

Access via UPVC entrance door, doors to:

Lounge

15'7" x 9'6" (4.75 x 2.92)

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

Kitchen Dining Room

13'1" x 12'7" (4.01 x 3.84)

Quality modern range of wall and base units with working surfaces over with inset sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine. space for American style fridge freezer, space for table, UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear, stairs to first floor and large storage cupboard.

Bedroom Two

9'10" x 5'6" (3.00 x 1.70)

UPVC double glazed window to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, UPVC double glazed window to side elevation.

First floor landing

Doors to:

Bedroom One

12'7" x 7'6" (3.84 x 2.29)

Two UPVC double glazed windows to rear elevation, radiator, door to:

Ensuite

Modern white suite comprising shower cubicle with glazed screen, low level WC, wash hand basin with cupboard under, chrome heated towel rail, UPVC double glazed window to front elevation.

Bedroom Three

6'9" x 6'7" (2.08 x 2.01)

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

Outside

Lawn gardens with patio seating area and privacy hedging to perimeters. Off street parking.

EPC

Environmental impact as this property produces 2.9 tonnes of CO2.

Material Information

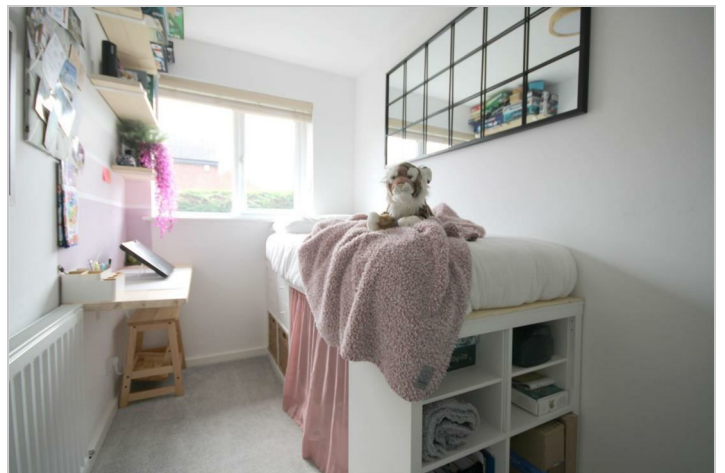
Tenure Type; Freehold
Council Tax Banding; C

A beautifully presented and modernised three-bedroom semi-detached dormer bungalow now available to view. Located in a quiet road in the popular Jennyfield neighbourhood with local amenities close by to include a Co-Op supermarket, health centre/ surgery and excellent bus routes into Harrogate Town Centre.

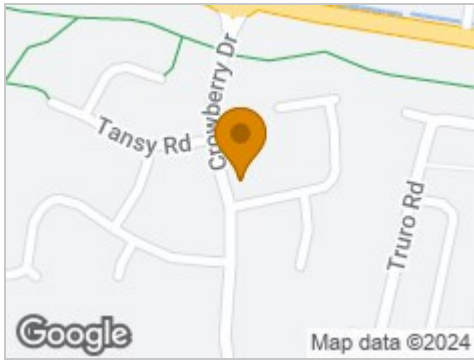
The accommodation, which benefits from UPVC double glazing and gas central heating, briefly comprises; Ground floor entrance hall, lounge with double doors leading through to kitchen/dining room with French doors leading out to the rear garden, bedroom two and a bathroom. Stairs rise to the first-floor landing with doors to the main bedroom with en-suite and bedroom three.

To the outside there are lawn gardens to two sides with patio area and paved pathways, gravelled area, hedge and fenced boundary with gated access to private off-road parking area.

- SEMI-DETACHED DORMA BUNGALOW
 - Modernised throughout
 - Open plan kitchen dining room
 - En-suite to the main bedroom
 - Two further bedrooms
 - Front and side gardens
 - Off-street parking
 - Super location
 - Ideal for first tme buyers or investors
 - Call to book an early vieiwng



Road Map



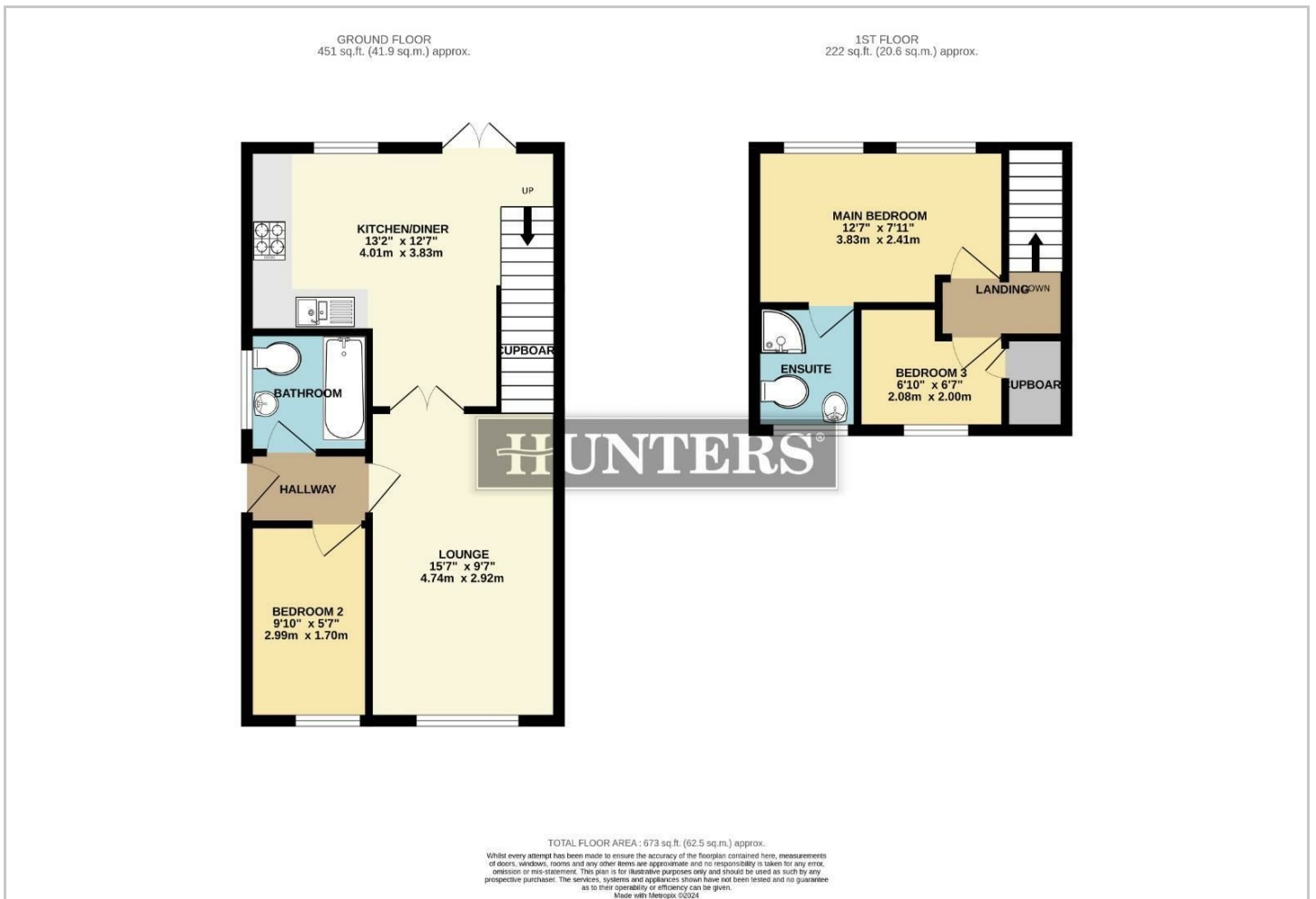
Hybrid Map



Terrain Map



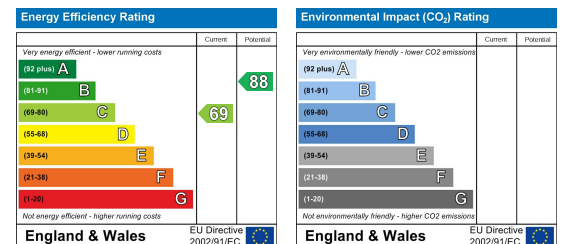
Floor Plan



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.