

HUNTERS[®]

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Parkland Cottage

Harrogate, HG3 1LD

Council Tax: D

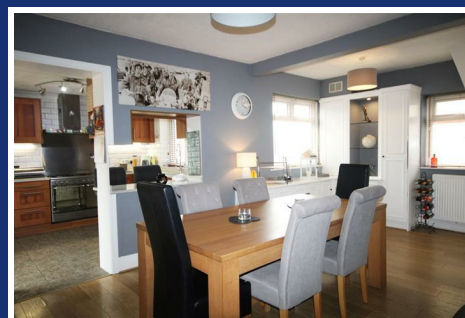
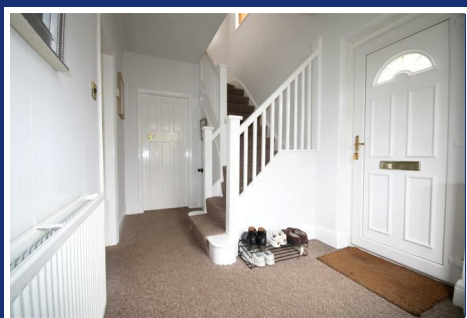
Guide Price £410,000



Parkland Cottage Spacey Houses

Harrogate, HG3 1LD

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Entrance Hall

Access via UPVC entrance door, radiator, stairs to first floor, UPVC double glazed window to front elevation, doors to:

Lounge

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

Dining Room

UPVC double glazed window to rear and side elevations, fitted units, door to WC and through to:

Kitchen

Modern range of wall and base units with working surfaces over with inset sink unit and mixer hose tap, Range style cooker with extractor hood over, integrated washing machine, dishwasher and fridge freezer, built in microwave, breakfast bar, UPVC double glazed window to side elevation, UPVC double glazed sliding doors to side garden.

WC

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

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

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

Bedroom Two

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

UPVC double glazed window to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath, corner shower unit with mains shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, tiled walls and floor, two UPVC double glazed windows to rear elevation.

EPC

Environmental impact as this property produces 6.0 tonnes of CO₂

Material Information

Tenure Type; Freehold
Council Tax Banding; D

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 charming three bedroom detached property now available for sale, located on the sought after South side of Harrogate near to Pannal and Burnbridge with excellent access to Leeds and surrounding villages, the golf course and local school. Parkland Cottage features modern, open plan interiors and is ideal for families or those commuting, with a train station within walking distance.

With double glazing and gas fired central heating throughout, the property briefly comprises: Entrance hall with doors to bay fronted lounge with a modern fireplace, open plan dining room and kitchen with quartz work surfaces. The dining space features solid Oak wood floors, ample fitted cabinets and wall mounted shelving. Door to a guest W.C. Stairs rise to the first floor landing, bedroom one with fitted wardrobes, two further bedrooms and a house bathroom with a separate shower cubicle.

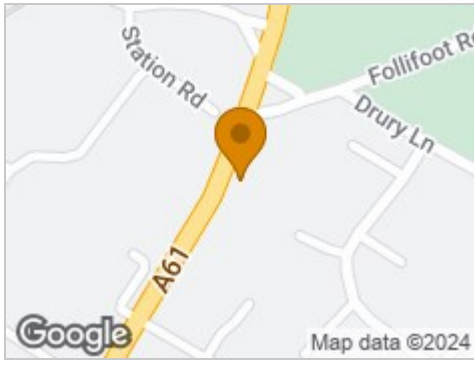
Outside to the front, there is a driveway leading to a single garage. To the rear, a private enclosed garden with flagged patio areas ideal for garden furniture and a well-maintained lawn.

- CHARACTERFUL DETACHED FAMILY HOME

- Modern open plan kitchen/ dining room
- Located on the South Side of Harrogate
 - Close to Pannal Golf Club
- Near a train station and local school
 - Private enclosed garden
- Driveway and garage parking
 - Call to arrange a viewing



Road Map



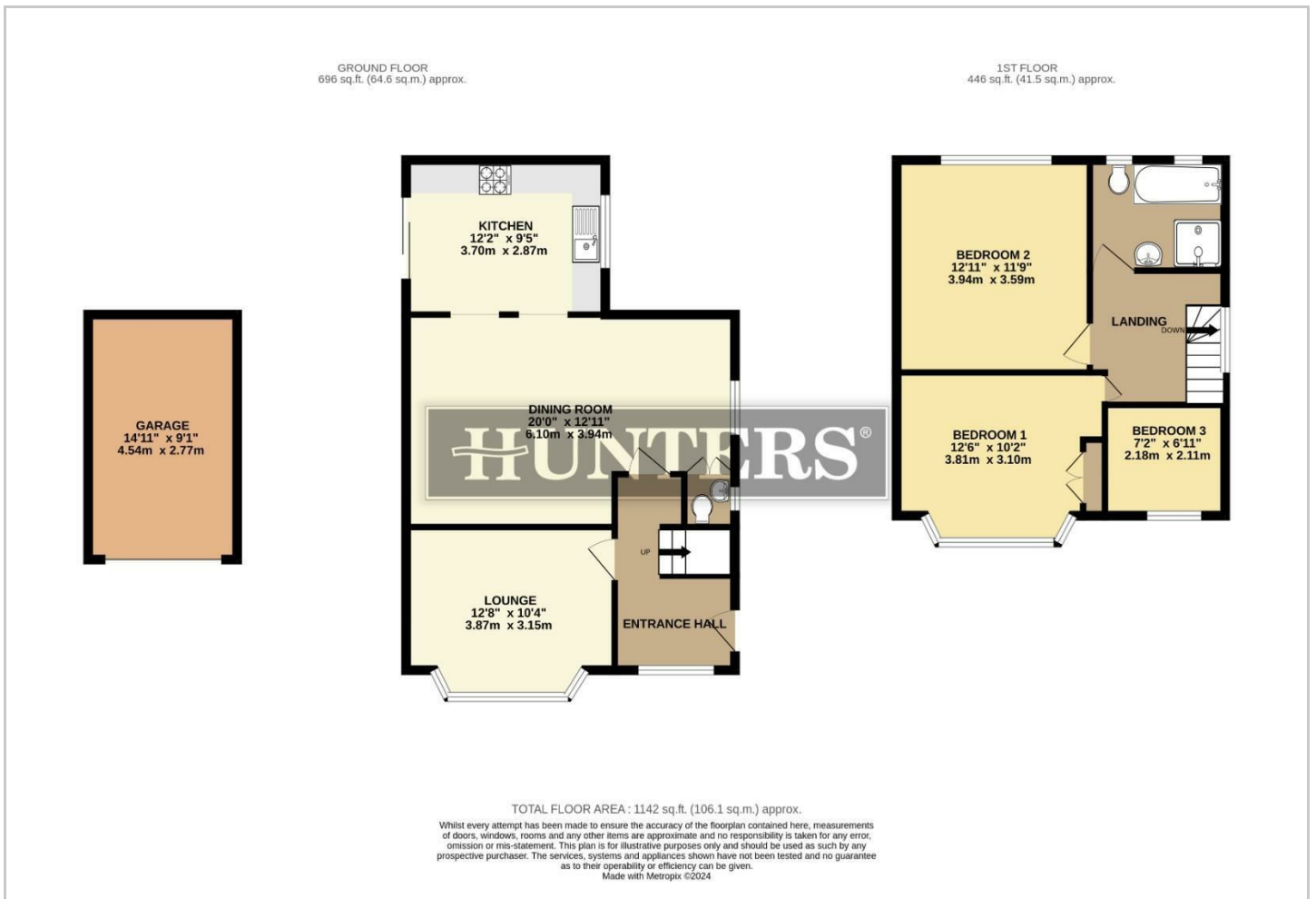
Hybrid Map



Terrain Map



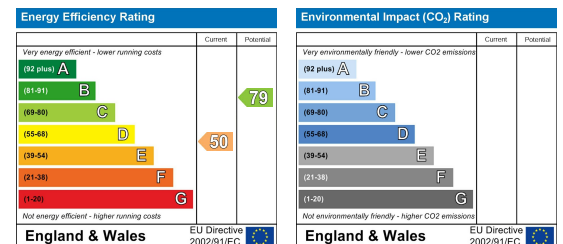
Floor Plan



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.