

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harewood Road

Harrogate, HG3 2TP

Council Tax: B

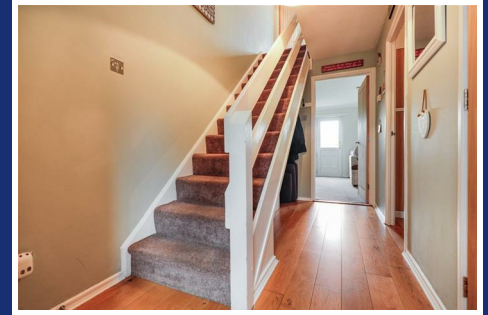
Guide Price £220,000



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## Entrance Hall

Access via UPVC entrance door, radiator, storage cupboard, stairs to first floor, doors to:

## Kitchen Dining Room

13'8" x 8'9" (4.18 x 2.67)

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge freezer, space for dining table, storage cupboards, UPVC double glazed window to front elevation, radiator.

## Lounge

17'8" x 12'5" (5.39 x 3.80)

UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden, two radiators, TV point.

## WC

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

## First Floor Landing

Doors to:

## Bedroom One

10'10" x 10'6" (3.32 x 3.22)

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

## Bedroom Two

12'8" x 9'8" (3.88 x 2.97)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

## Bedroom Three

9'6" x 7'8" (2.91 x 2.34)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

White suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail. UPVC double glazed window to front elevation.

## Outside

Lawn gardens to front and rear, both with paved patio seating areas.

## EPC

Environmental impact as this property produces 5.3 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

Construction: Pre-Fabricated.

A very well proportioned and well-presented mid terrace home, situated in a popular residential location to the North of Harrogate with excellent amenities close by including: schools, local stores, health and fitness centre, bus routes serving Harrogate's town centre and road links out of Harrogate via the A59.

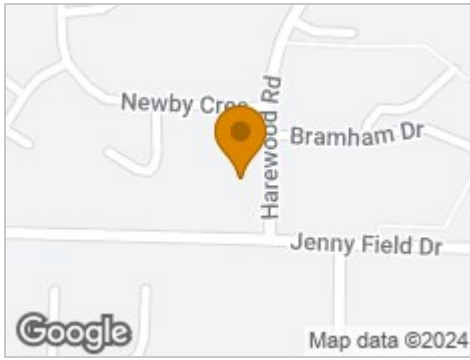
With extensive UPVC double glazing and gas central heating, the accommodation briefly comprises; Entrance hall, guest cloakroom, lounge with door leading out to rear garden, modern kitchen/dining room, three bedrooms and a modern family bathroom.

Outside to the front, a lawned garden with outhouse for storage and pathway leading to the front door. To the rear the garden is mainly laid to lawn with patio area for outdoor furniture and fences to the perimeter. Viewing is strongly recommended to appreciate the accommodation on offer and the condition of the property.

- OFFERED TO THE MARKET CHAIN FREE
- Excellent investment opportunity with a good yield
  - Good proportions throughout
  - Modern kitchen with space for dining table
    - Ground floor guest W.C.
    - Spacious lounge
- Two double bedrooms with a generous third bedroom
  - Front and rear gardens
  - Outhouse for storage
- Free mortgage advice available - please call to enquire



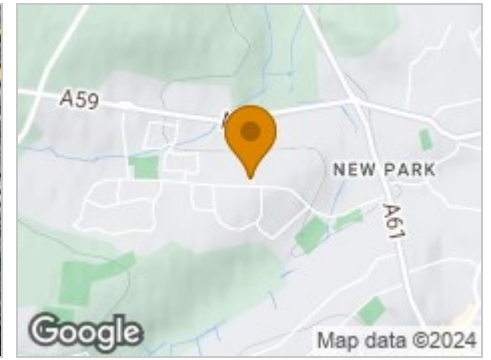
## Road Map



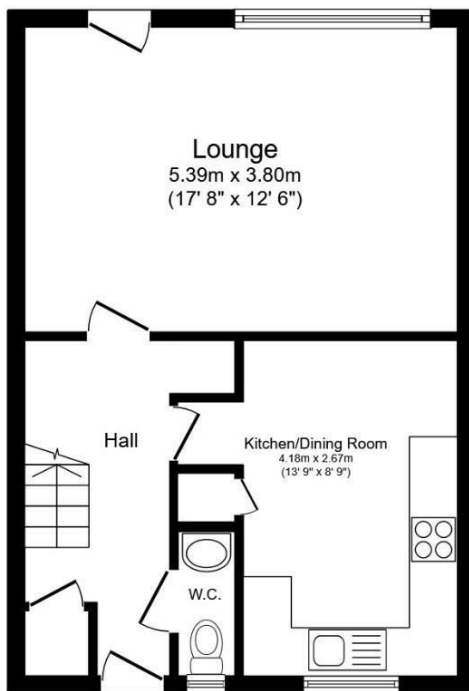
## Hybrid Map



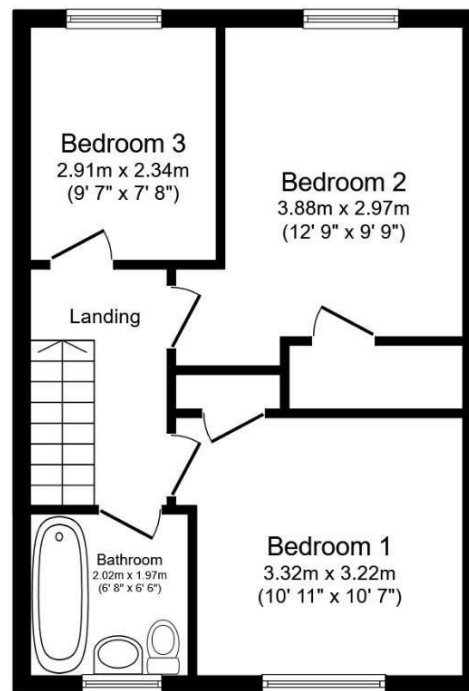
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

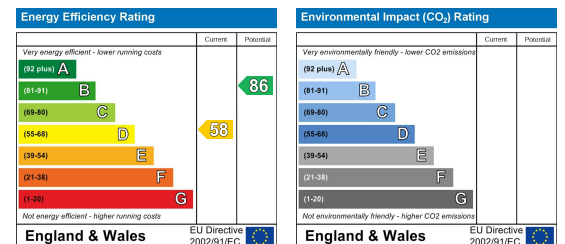
Total floor area 87.1 m<sup>2</sup> (937 sq.ft.) approx

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.