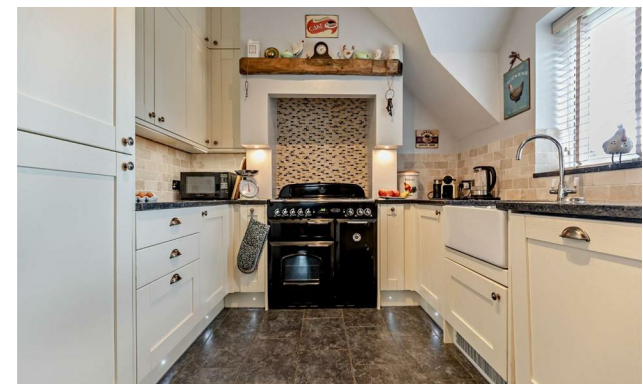




## The Hayloft, Manor Court, Harrogate, HG3 1UB



A rare opportunity to purchase a unique two double bedroom home, with vaulted ceilings, Inglenook fire place and raised terrace with bi-fold doors. Offering over 1,000 sq ft of living space all on one floor, the property is situated in a select courtyard development in the heart of Follifoot, with the local pub and village store on the doorstep.

The immaculate accommodation is presented to a very high standard throughout and comprises: Private stairs leading to a raised covered seating terrace with bi-folding doors, a secure stable style door opens to a spacious open plan lounge/diner with exposed beams and pillars, modern kitchen with granite work tops and range cooker, inner hallway with study area, two double bedrooms and luxury bathroom with walk-in shower, dual sinks and slipper bath.

To the outside, the property is approached through a courtyard and has the benefit of a car port and garage.

**Guide Price £400,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Council Tax: F**

# The Hayloft, Manor Court, Harrogate, HG3 1UB

## DESCRIPTION

### Lounge Dining Room

20'5" x 17'10"

Access via wooden stable style door, two UPVC double glazed windows, TV point, two radiators, wood burning stove, doors to:

### Kitchen

10'6" x 9'0"

Quality range of wall and base mounted units with working surfaces over with inset Belfast sink unit and mixer tap, Rangemaster, integrated appliances to include washing machine, dishwasher and fridge freezer, part tiled walls, tiled floor, UPVC double glazed window.

### Bedroom Two / Office

10'9" x 8'3"

UPVC double glazed window, radiator.

### Inner Hallway

Office area, UPVC double glazed window, radiator, storage cupboard, doors to:

### Bathroom

Quality modern white suite comprising freestanding bath with mixer tap and shower attachment, walk-in shower with mains shower over, low level WC, built in vanity units with dual sinks, chrome heated towel rail, inset ceiling spot lights, part tiled walls, UPVC double glazed window.

### Outside

Patio seating area.

### Garage

16'9" x 8'0"

Up and over door.

### EPC

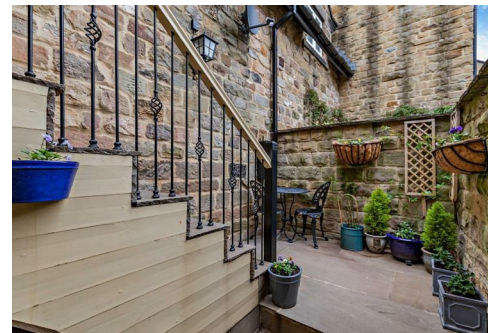
Environmental impact as this property produces 4.2 tonnes of CO2.

### Material Information

Tenure Type; Freehold

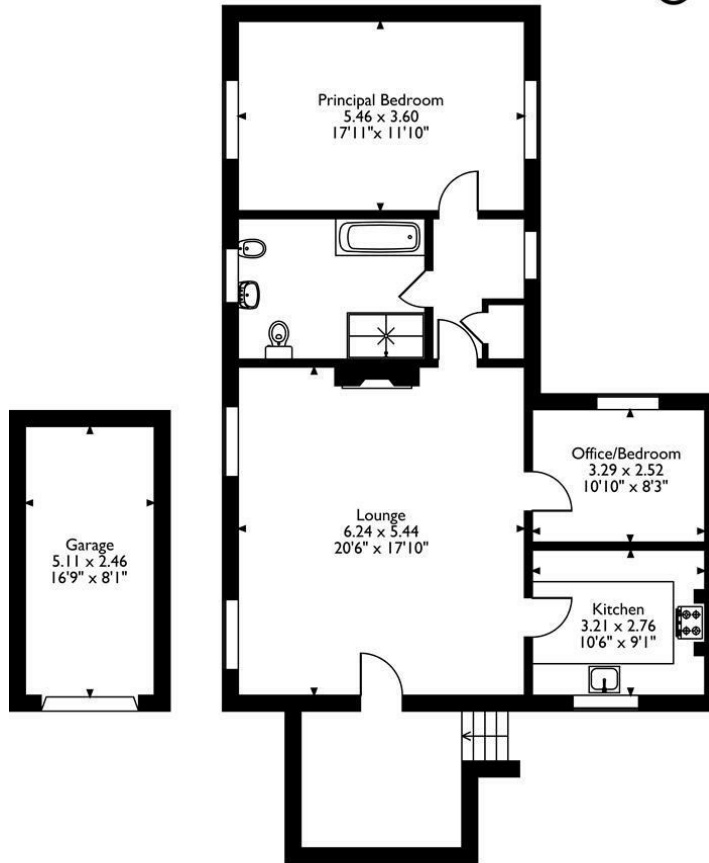
Council Tax Banding; F

- EXCLUSIVE COURTYARD DEVELOPMENT
  - Accommodation arranged on one floor
- Open plan lounge/diner with vaulted ceiling & Inglenook fire place
- Modern kitchen with granite work tops & range cooker
- Luxury bathroom with walk-in shower & slipper bath
  - Raised terrace seating area with bi-fold doors
    - Carport & garage
- Located in the heart of Follifoot village
  - Superb presentation throughout
  - Catchment of well regarded schools





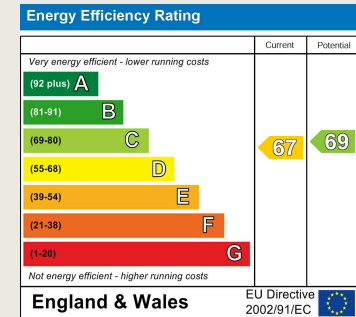
The Hayloft, ManorCourt Follifoot, Harrogate, HG3 1UB  
 Approximate Gross Internal Area  
 Main House = 98 Sq M/1055 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 111 Sq M/1195 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

01423 536222

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

harrogate@hunters.com