

HUNTERS[®]

HERE TO GET *you* THERE



Exeter Crescent

Harrogate, HG3 2TF

Council Tax: C

Guide Price £220,000



3



1



2



C



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Entrance Porch

Access via UPVC double glazed entrance door, UPVC windows, door to

Hallway

Stairs to first floor, under stairs storage cupboard, radiator, tiled floor, doors to:

WC

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

Kitchen

9'4" x 8'0" (2.86 x 2.45)

Range of wall and base units with working surfaces over with inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge freezer, part tiled walls, tiled floor, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden.

Lounge

12'10" x 11'0" (3.93 x 3.36)

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

Dining Room

10'11" x 8'11" (3.33 x 2.72)

UPVC double glazed sliding doors to rear garden, radiator, laminate flooring.

First floor landing

Storage cupboard, doors to:

Bedroom One

13'1" x 10'10" (4.01 x 3.31)

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

Bedroom Two

10'4" x 9'3" (3.15 x 2.83)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

8'11" x 6'0" (2.72 x 1.84)

UPVC double glazed window to rear elevation, radiator.

Bathroom

8'3" x 5'4" (2.53 x 1.64)

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

Outside

Garden to the front with seed laid for lawn. Patio garden to the rear and single garage (6.30m x 2.71m) with up and over door and a side door access from the garden. On-street parking to the front and rear of the property.

EPC

Environmental impact as this property produces 3.4 tonnes of CO₂.

Material Information - Harrogate

Tenure Type; Freehold
Council Tax Banding; C

A super opportunity to purchase this spacious three bedroom, mid terrace property, available to the market CHAIN FREE and with the benefit of a front and rear garden. Located in the popular Jennyfields suburb close to excellent local amenities, well regarded schools and bus routes to Harrogate town centre.

The spacious accommodation features UPVC double glazing throughout and briefly comprises: Entrance porchway through to the hallway and doors to the guest W.C., the kitchen, the front lounge with the option to open doors through to the separate dining room. Stairs rise to the first floor landing with doors to the main bedroom with fitted wardrobes, a further double bedroom and a third single bedroom.

The property is accessed from the front which is on Salisbury Drive. An extensive front garden mainly laid to lawn with some planted edges and fences to the border. To the rear, a further good sized garden with an easy to maintain patio and access to the single garage.

- OFFERED TO THE MARKET CHAIN FREE
- Two reception rooms with the option of a through lounge and dining room
 - Guest cloakroom
 - Single garage
- Ideal location - close to local amenities
- Spacious throughout
- Fully double glazed
- Front and rear gardens
 - Energy rated 'C'
- Free mortgage advice available - call to discuss



Road Map



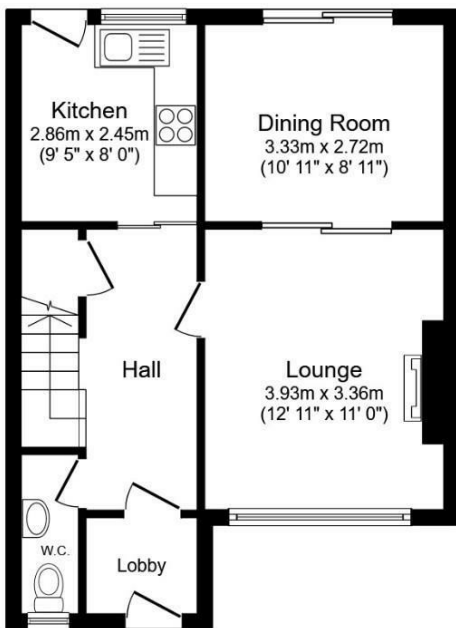
Hybrid Map



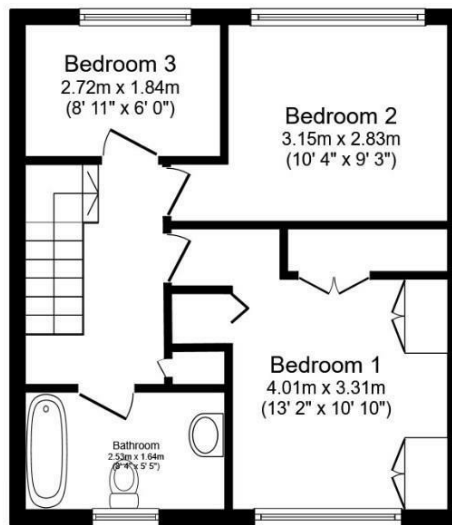
Terrain Map



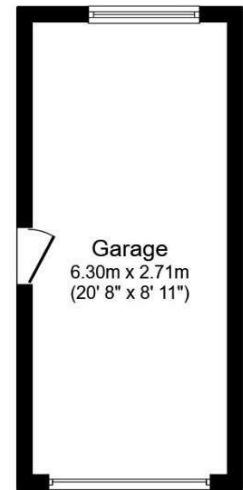
Floor Plan



Ground Floor



First Floor



Garage

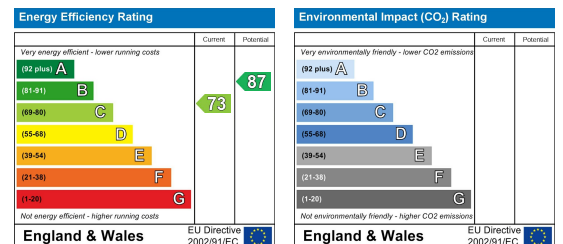
Total floor area 100.0 m² (1,077 sq.ft.) approx

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

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.