

HUNTERS[®]

HERE TO GET *you* THERE



Crowberry Drive

Harrogate, HG3 2UF

Council Tax: C

Guide Price £235,000



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Entrance Hall

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

Kitchen

8'5" x 7'10" (2.59 x 2.40)

Modern range of wall and base units with working surfaces over with inset 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, part tiled walls, UPVC double glazed window to rear elevation.

Lounge

16'10" x 14'6" (5.15 x 4.43)

UPVC double glazed window to rear elevation, radiator, TV point, fire place, UPVC double glazed French doors to:

Conservatory

8'11" x 8'11" (2.74 x 2.72)

UPVC and brick construction, UPVC double glazed door to rear garden.

First floor landing

UPVC double glazed window to side elevation, loft access, airing cupboard, doors to:

Bedroom One

14'2" x 8'3" (4.34 x 2.52)

UPVC double glazed window to front elevation, radiator.

Bedroom Two

10'6" x 8'1" (3.21 x 2.48)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

7'5" x 6'3" (2.28 x 1.93)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC, wash hand basin with cupboard under, chrome heated towel rail, part tiled walls, tiled floor, UPVC double glazed window.

Outside

A drive way provides ample off street parking and leads to a detached garage with up and over door. A lawn area to the remainder of the front with mature shrubs and bushes. To the rear of the property is a mature garden with lawn area, paved patio seating area, hedging and fencing to perimeters and rear access gate.

EPC

Environmental impact as this property produces 2.8 tonnes of CO₂.

Material Information - Harrogate

Tenure Type; Freehold

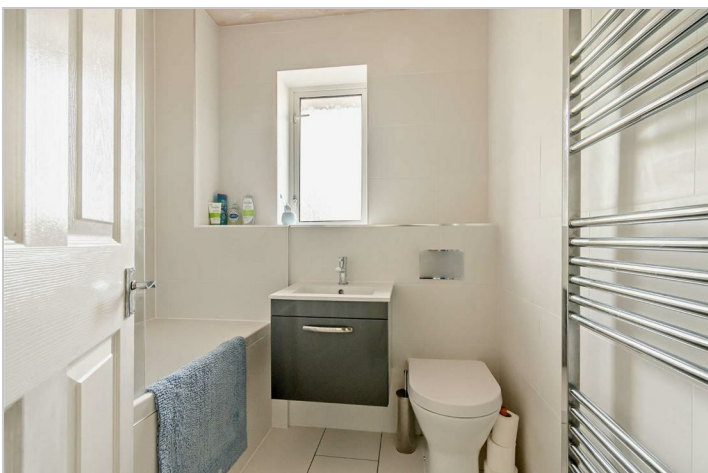
Council Tax Banding; C

An opportunity to purchase a spacious three bedroom semi-detached home, with off road parking and detached garage. The property is situated in a highly sought after within easy access to the town centre.

Offering generous living space throughout, the accommodation is well presented and briefly comprises: Entrance hallway, kitchen, lounge, conservatory , three first floor bedrooms and a modern bathroom.

To the outside, there is a low maintenance garden to the front with off street parking. To the rear is an attractive rear garden.

- Sought after location
- Ideal for first time buyers
 - Off street parking
 - Conservatory
- Located within reach of essential amenities
 - Three bedroom semi detached
 - Detached garage
 - Modern Kitchen and bathroom
- Early viewing comes highly recommended



Road Map



Hybrid Map

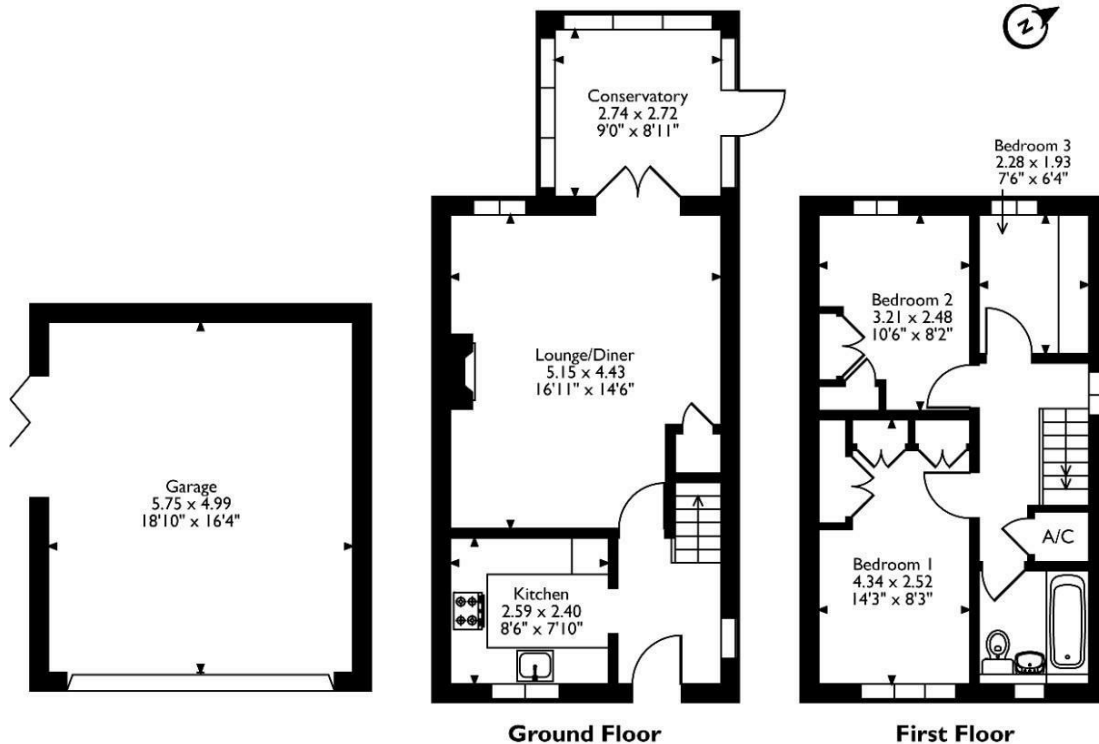


Terrain Map



Floor Plan

Crowberry Drive, Harrogate, HG3 2UF
 Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 105 Sq M/1130 Sq Ft

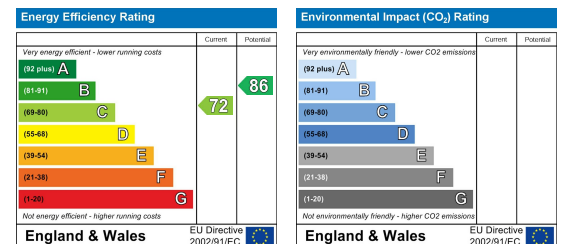


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.