



Grantley Drive, Harrogate, HG3 2XU

- MODERNISED THROUGHOUT TO A HIGH SPECIFICATION
- New heating system and gas boiler
- High quality shower room
- Larger than average garage
- Early viewing highly recommended
- All new internal doors
- Newly installed kitchen
- Attractive enclosed private rear garden
- Conveniently located with easy access to local amenities
- Council Tax Band B

Guide Price £275,000



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DESCRIPTION

A superb opportunity to purchase a newly refurbished two bedroom, semi-detached bungalow, situated in a sought after location, close to the local shops to include the Co-op, Post Office, doctors surgery and bus stop on Jenny Field Drive.

With a new configuration, and finished to a very high standard, the accommodation comprises: Entrance into the newly fitted kitchen with doors to the spacious lounge, two bedrooms and high specification shower room.

To the outside, the property has the benefit of a lawn garden to the front, a driveway provides off-road parking and leads to a larger than average attached garage with side door. Gated access opens to an attractive rear garden laid mainly to lawn, with patio seating area and walled and fenced perimeters.

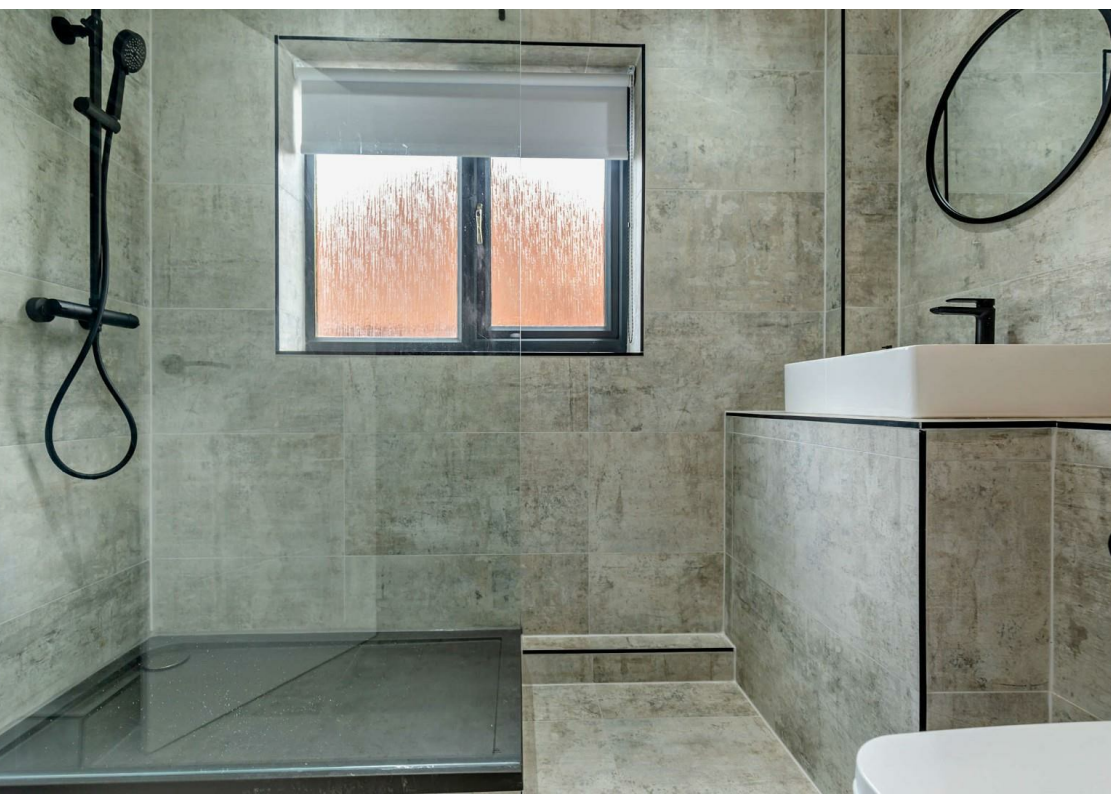
EPC

Environmental impact as this property produces 2.4 tonnes of CO₂.

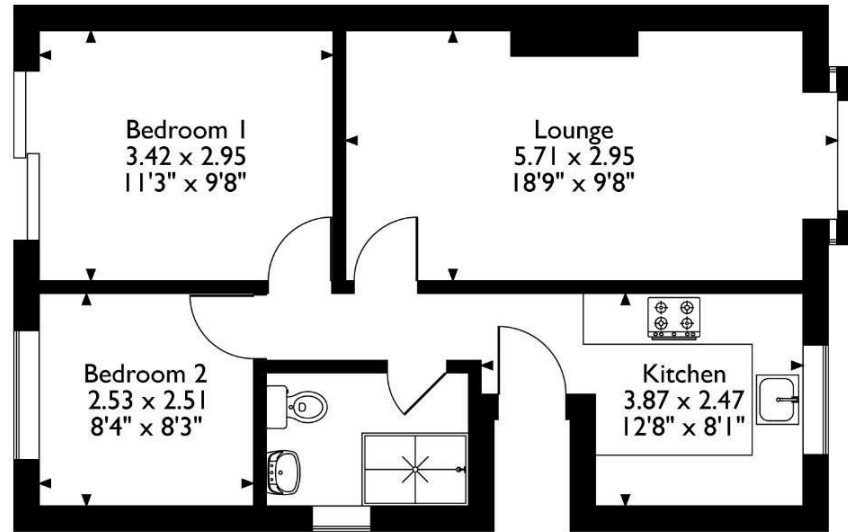
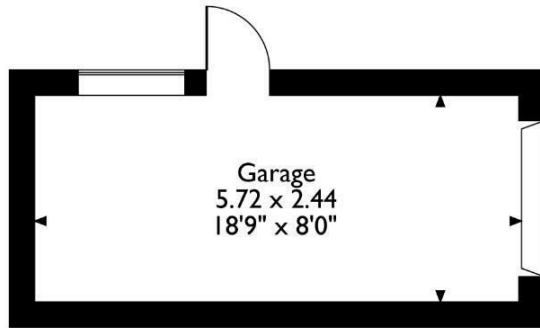
Material Information

Tenure Type; Freehold
Council Tax Banding; B





Grantley Drive, Harrogate, HG3 2XU
 Approximate Gross Internal Area
 Main House = 49 Sq M/527 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 63 Sq M/678 Sq Ft



Ground Floor

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.

Viewings

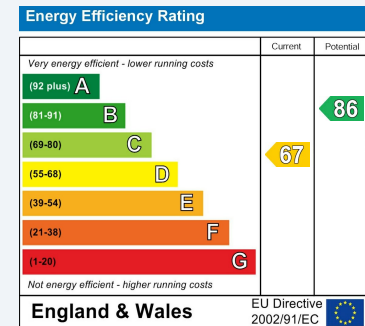
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

