



## Coleridge Drive, Harrogate, HG1 3LS

- NO ONWARD CHAIN
- Extended accommodation
- Accommodation would benefit from updating
- Lounge opening to dining area
- Convenient location close to Bilton amenities
- Generous plot
- Ample off road parking & garage
- Sought after cul-de-sac location
- Conservatory
- Council Tax Band D

**Guide Price £330,000**



# Coleridge Drive, Harrogate, HG1 3LS

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a spacious, extended three bedroom detached bungalow, situated in a highly sought after cul-de-sac, with large front garden and ample off-road parking. The property is conveniently placed to access the wide ranging Bilton amenities to include shops and infant/junior schools.

Offering generous and flexible living space throughout, the accommodation would benefit from some updating and comprises: Entrance hallway, kitchen, lounge opening to dining area and sliding doors open to a conservatory, three bedrooms and bathroom with white suite.

Outside, the property is located at the end of the cul-de-sac and benefits from an extensive lawn garden to the front, with driveway providing ample off road parking, leading to a detached garage. Gated access opens to an enclosed rear garden with gravelled patio and fencing to perimeters.

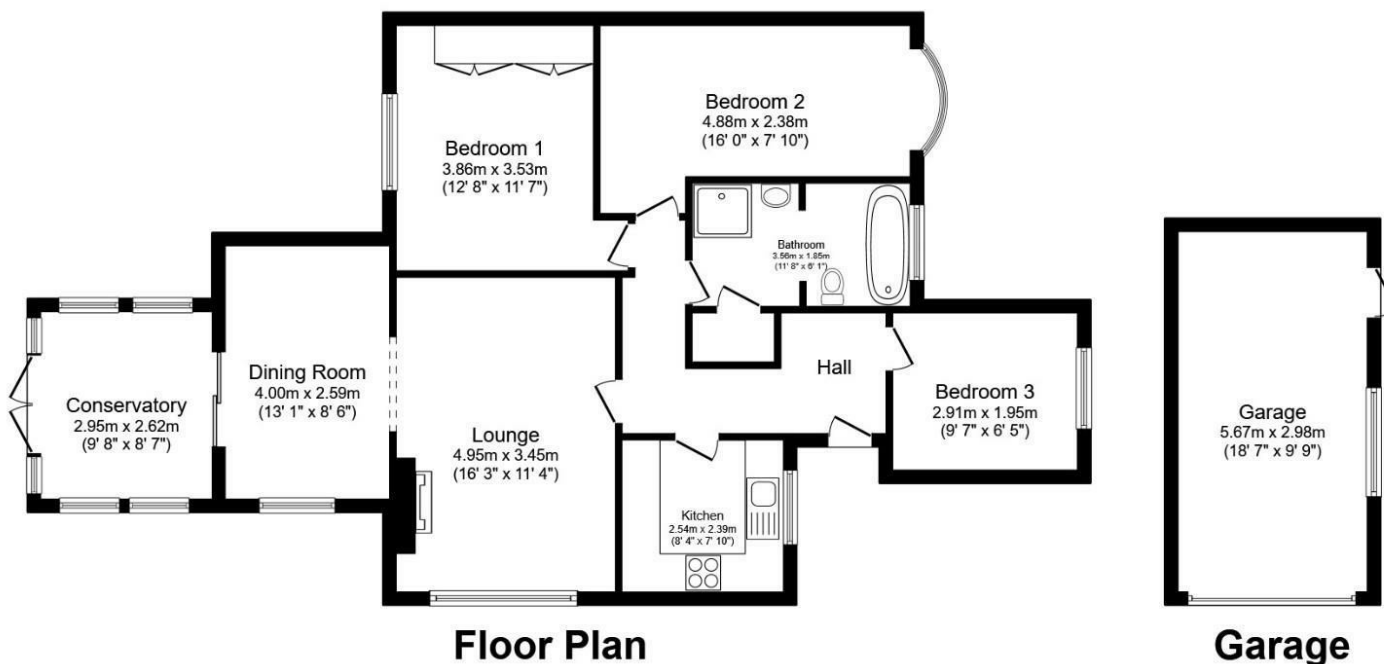
Directions: Leave Harrogate town centre along Bilton Lane, taking the left hand turning onto Hall Lane which feeds onto Tennyson Avenue. Continue along Tennyson Avenue taking the right hand turning onto Coleridge Drive, bare right into the cul-de-sac where the property can be found on the right hand side.

Material Information - Harrogate  
Tenure Type; Freehold  
Council Tax Banding; D

EPC  
This property produces 4.1 tonnes of CO2







Total floor area 110.5 m<sup>2</sup> (1,190 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)

### Viewings

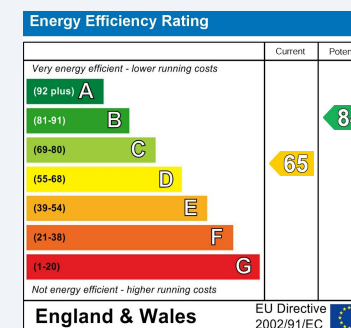
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

