

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Shaw Mills

Harrogate, HG3 3HU

Offers Over £575,000



Council Tax: F



# Stone Garth Shaw Mills

Harrogate, HG3 3HU

Offers Over £575,000



## Entrance Porch

Access via UPVC entrance door, stone flooring, UPVC double glazed window to rear elevation, door to:

## Hallway

Double storage cupboard, electric radiator, inset ceiling spot lights, stairs to ground floor, door to:

## Kitchen / Diner

27'0" x 10'6" (8.25 x 3.21)

Quality modern range of wall and base mounted units with wooden working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and double electric oven under, integrated dishwasher and fridge freezer, laminate flooring, inset ceiling spot lights, electric radiator, space for family dining table, UPVC double glazed windows to side, front and rear elevations.

## Lounge

20'8" x 17'2" (6.32 x 5.25)

Two UPVC double glazed windows to front elevations, TV point, feature fire place with log burning stove.

## Bedroom One

14'10" x 11'2" (4.54 x 3.41)

UPVC double glazed windows to front and side elevations, radiator.

## Bedroom Two

14'10" x 9'8" (4.54 x 2.96)

UPVC double glazed windows to rear and side elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with shower attachment over and glazed screen, low level WC, pedestal wash hand basin, tiled wall and floor, UPVC double glazed window to rear elevation.

## Shower Room

Modern white suite comprising corner shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to rear elevation.

## Ground Floor Hallway

Access via UPVC entrance door, UPVC double glazed window to side elevation, under stairs storage cupboard, doors to:

## Bedroom Three

14'9" x 10'0" (4.52 x 3.06)

Two UPVC double glazed windows to front elevation, radiator, storage cupboard.

## Bedroom Four / Gym

14'4" x 11'1" (4.38 x 3.38)

UPVC double glazed window to front elevation, laminate flooring.

## Utility

14'2" x 5'2" (4.34 x 1.58)

Plumbing and space for washing machine, space for tumble dryer, door to:

## Garage

26'11" x 10'8" (8.22 x 3.27)

Storage

## Outside

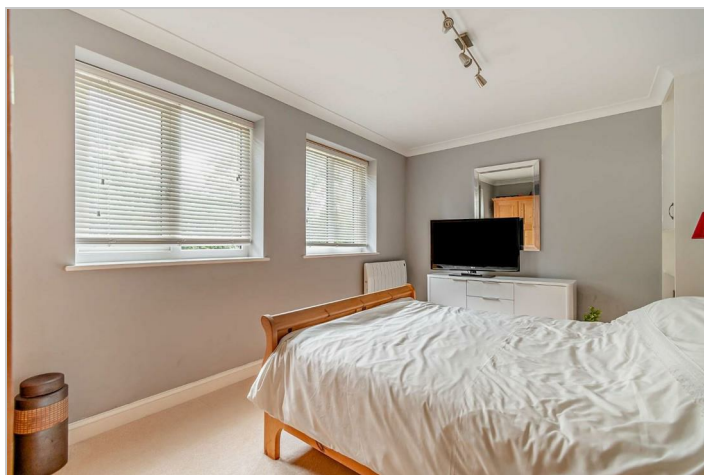
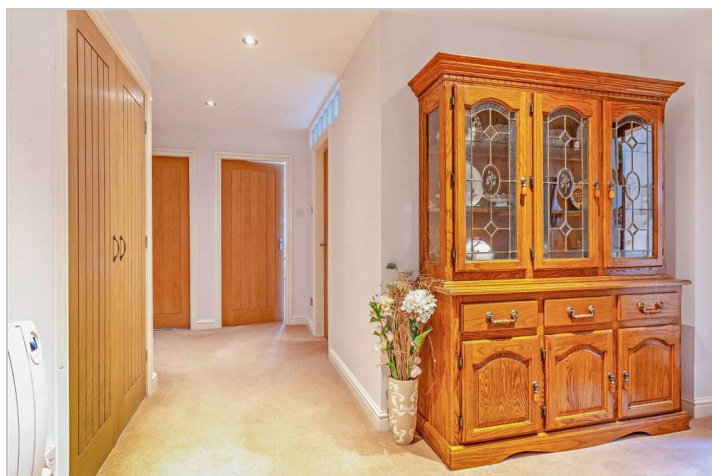
Extensive mature gardens surrounding the property.

## EPC

Environmental impact as this property produces 11.0 tonnes of CO2.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; F



## Road Map



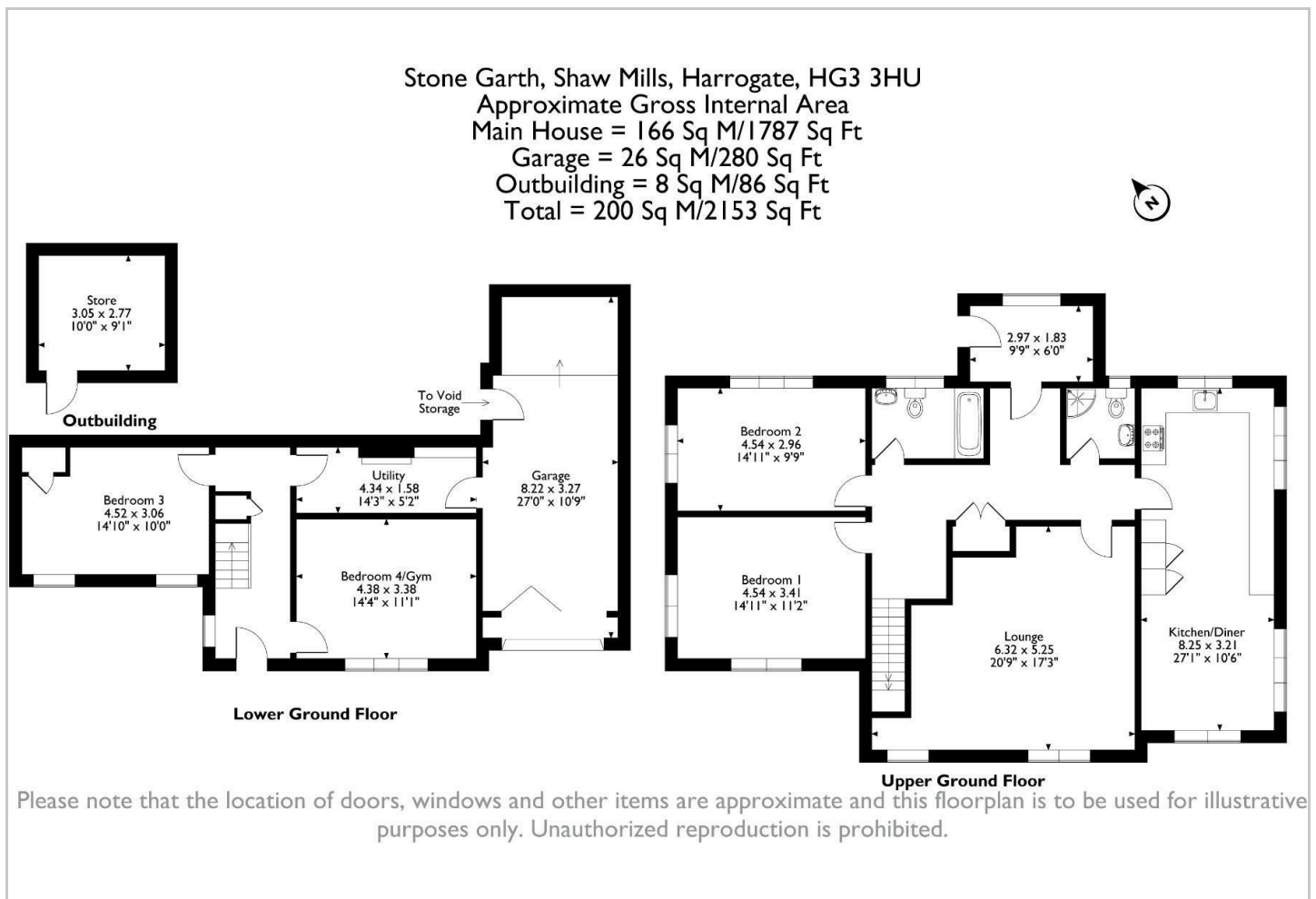
## Hybrid Map



## Terrain Map



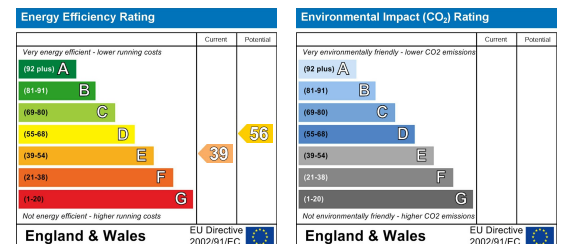
## Floor Plan



## 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.