



Nightingale Drive, Harrogate, HG1 4NJ

- ATTRACTIVE FAMILY HOME
- Refurbished by the current owners to a high standard
- Large dining room open plan to the kitchen/ Bedroom four
- Utility room & guest WC
- Attractive enclosed rear garden
- Accommodation arranged over three floors
- Modern kitchen with integrated appliances
- Three double bedrooms & two en-suite shower rooms
- Double driveway providing off road parking for two cars & garage
- Council Tax Band E

Guide Price £350,000



Nightingale Drive, Harrogate, HG1 4NJ

DESCRIPTION

A fantastic opportunity to purchase an immaculate modern terraced family home, much improved by the current owners, with generous and flexible accommodation arranged over three floors, a double driveway providing off-road parking for two cars and an integral garage. The property is situated in a highly sought after location just off Knaresborough Road, with convenient access to local amenities to include train station, shops, the hospital and town centre.

Presented to a very high standard throughout, the accommodation comprises: Entrance hallway with door opening to the rear garden, guest WC, utility room, bedroom with en-suite shower room. To the first floor is a large lounge with double aspect windows offering elevated views, a modern kitchen with integrated appliances to include dishwasher, fridge/freezer, hob and oven, opening to the fourth bedroom/ dining room with space for a snug area. A second floor landing serves two further double bedrooms, an en-suite shower room and house bathroom.

To the outside, the property benefits from a double driveway proving off road parking for two cars, leading to an integral garage with rear door opening to the garden and a front lawn garden with railings to the perimeters. The attractive enclosed rear garden has a spacious patio seating area, leading to a low maintenance slate area with mature bushes and pergola.

Directions: Leave Harrogate along Knaresborough Road, taking the left hand turning onto Swarcliffe Road and left again onto Nightingale Drive, keeping to the left. No. 15 can be found on the left hand side.



EPC

This property produces 4.2 tonnes of CO2
Energy rated C

Material Information - Harrogate

Tenure Type: Freehold
Council Tax Banding: E



Approximate Gross Internal Area
 Main House = 125 Sq M/1345 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 138 Sq M/1485 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.

Viewings

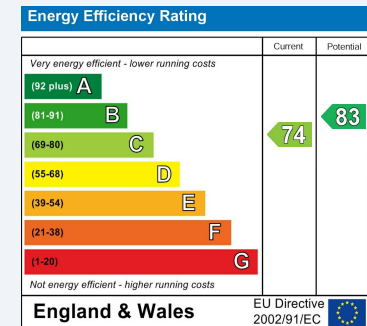
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
 Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

