

Park View, Harrogate

- NO ONWARD CHAIN
- Driveway & garage
- Kitchen with breakfast room
- House bathroom & house shower room
- Well maintained but updating required

- Moments from Harrogate town centre
- Secret side garden with historical planning permission
- Two reception rooms
- Three generous bedrooms
- Council Tax Band E

HUNTERS[®]
EXCLUSIVE

Offers In Excess Of £600,000

Park View, Harrogate

DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. An incredibly rare opportunity to purchase a super red brick detached home, with the most amazing side garden. The property offers a wealth of charm and character throughout and is situated only moments from Harrogate's town centre.

Coming to the market for the first time in over 40 years, the accommodation has been very well maintained but would now benefit from updating and comprises: Entrance vestibule accessed via feature double wooden doors, hallway, lounge with walk-in bay window and feature fireplace with tiled inner and character wooden surround with inset mirror, dining room with inset stove, plate rack and double doors opening to a conservatory. A breakfast room with fitted cupboards opens to a kitchen with range cooker and Belfast style sink and stable door opens to the rear garden and a shower room completes the ground floor.

A first floor landing serves three generous bedrooms, bedroom one with walk-in bay window and fitted wardrobes, bedroom two with a range of fitted wardrobes and a traditional house bathroom with high flush WC.

To the outside, the property is approached via driveway providing off road parking for two cars, leading to a detached garage and a front garden with mature bushes. Gated access leads to an attractive, enclosed terraced garden with summer house. There is also the benefit of a generous, secret mature side garden with fenced and walled perimeters that has historically had planning permission to build a two bedroom dwelling.

To fully appreciate what this unique home has to offer inside and out, we strongly recommend an early viewing.

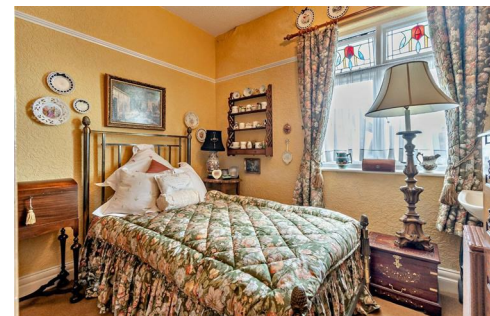
EPC

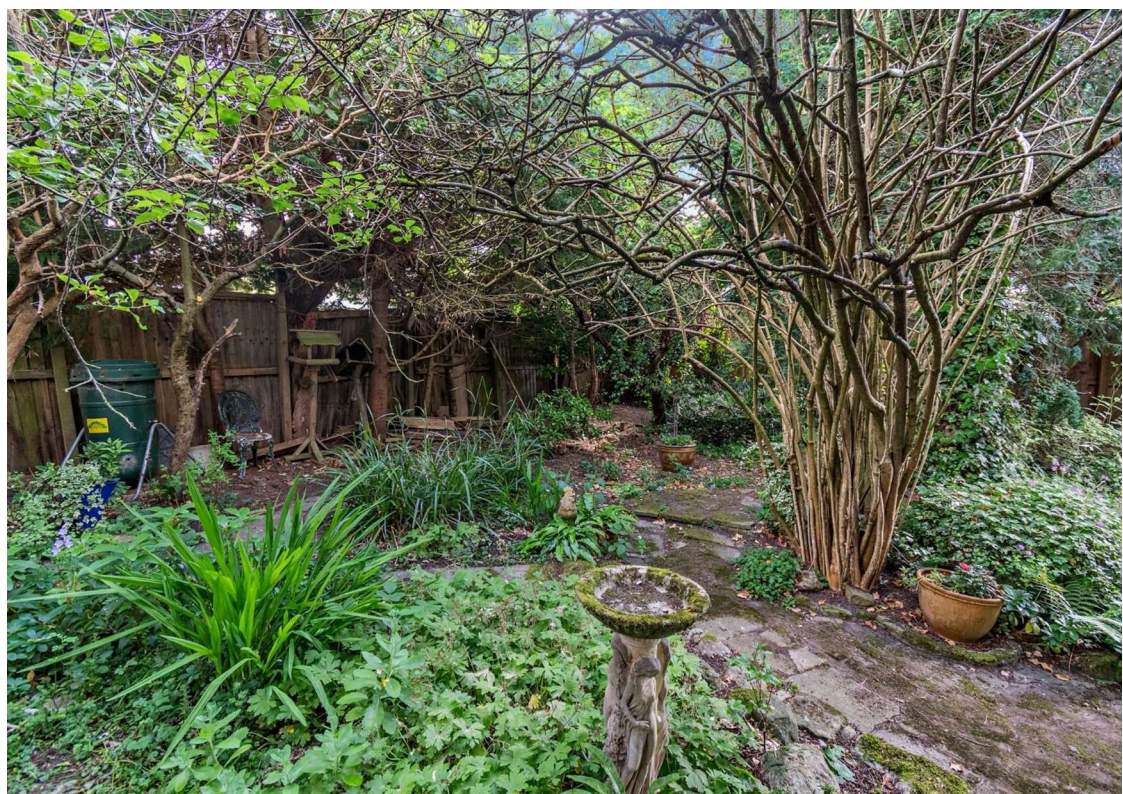
This property produces 7.1 tonnes of CO2
Energy rated D

Material Information - Harrogate

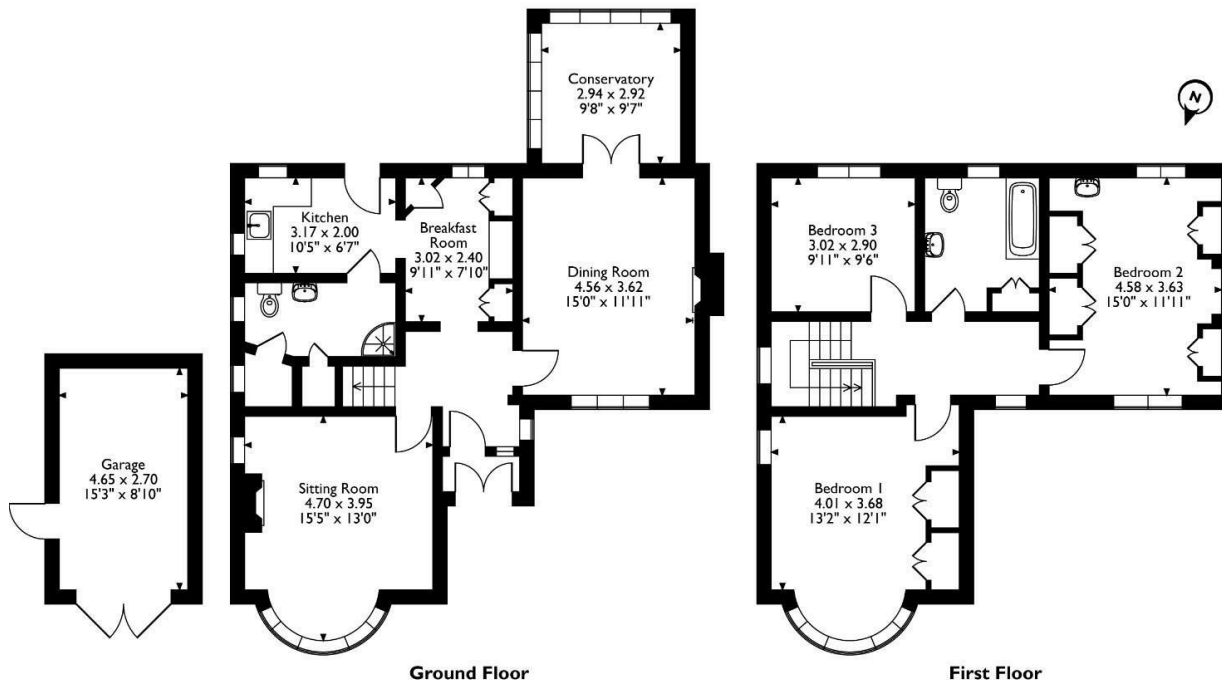
Tenure Type: Freehold
Council Tax Banding: E

The property has an unregistered title. Please seek your solicitors advice.





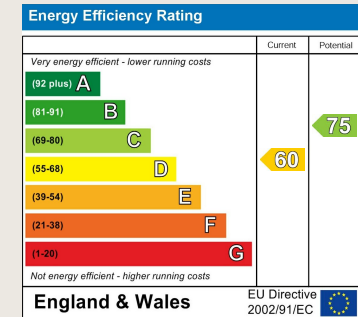
20 Park View, Harrogate, HG1 5LZ
 Approximate Gross Internal Area
 Main House = 135 Sq M/1454 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 148 Sq M/1594 Sq Ft



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.

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.

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