



Skipton Road, Harrogate, HG1 3HE

- Well presented throughout
- Spacious throughout
- Guest W.C.
- Attractive garden
- Attractive stone built family home
- Cellar for storage
- Three bedrooms
- Council Tax Band C

Guide Price £215,000



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DESCRIPTION

A super three bedroom, semi-detached home now available for sale. Well presented throughout and extending to over 1300 sq ft, the property is ideally located close to local amenities with well regarded schools nearby and excellent road links into Harrogate Town Centre and onto the A59 out to the Yorkshire Dales and surrounding villages.

With UPVC double glazing, Gas central heating and additional benefit of a cellar for storage, the property briefly comprises: Entrance into the hallway and doors to the family sitting room with feature fireplace and French doors to the garden. The hub of the house features an open plan kitchen dining space. The kitchen is well appointed with wall and base units, door to the cellar and separate utility area and guest W.C.

Stairs rise to the first floor landing and door to three well proportioned bedrooms and generously sized family bathroom featuring a bath, wash hand basin, separate shower cubicle and W.C.

Outside to the side, a private garden with fence borders, lawn and patio area ideal for entertaining. Parking is unrestricted on-street.



EPC

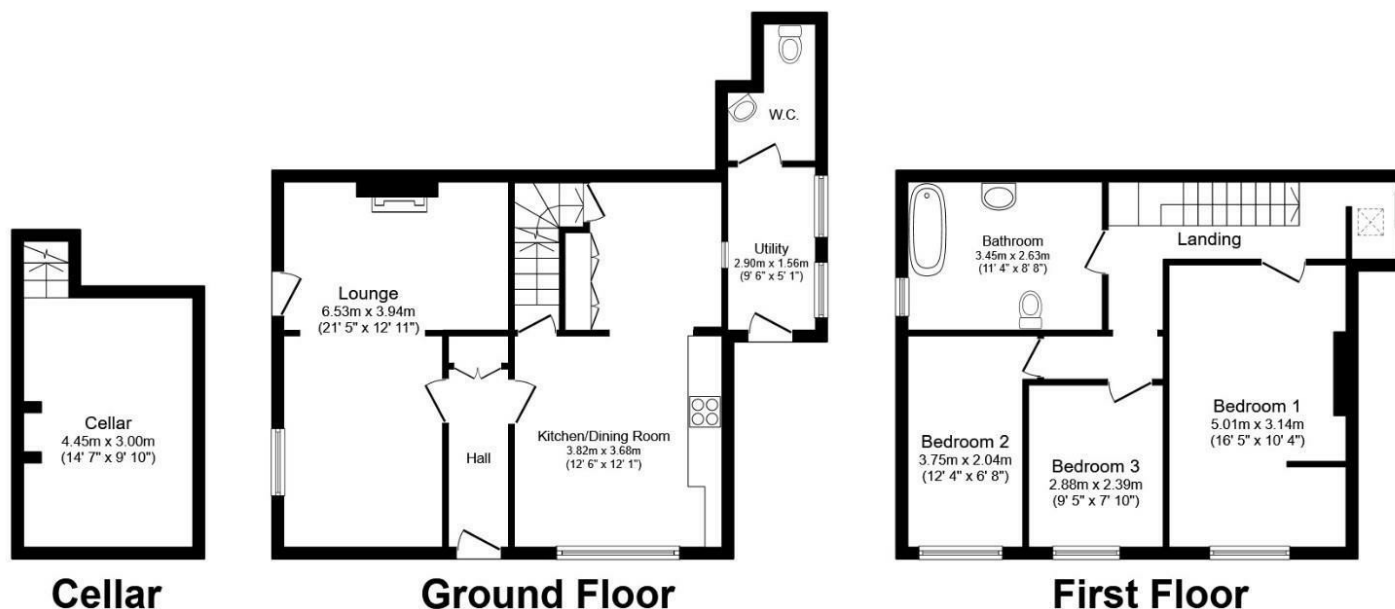
This property produces 5.3 tonnes of CO2
Energy rated D

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





Total floor area 124.0 m² (1,334 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

Viewings

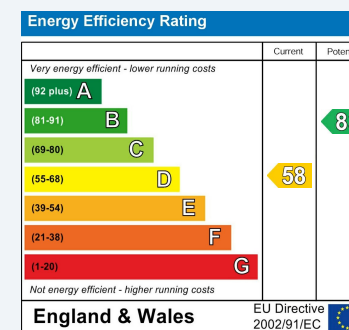
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.