



## Fieldway Close, Harrogate, HG1 3JS

- TWO DOUBLE BEDROOM MID TERRACE HOME
- Excellent first time buy or investment
- Easy to maintain front and rear gardens
- Investment return of £900-£1000pcm
- Ideal quiet cul-de-sac location
- Spacious lounge and kitchen dining space
- UPVC double glazing
- Council Tax Band: B



**Guide Price £220,000**



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## DESCRIPTION

A super property located in a popular and quiet neighbourhood now available for sale. This two bedroom home is ideal for first time buyers or an excellent investment opportunity. Located in a cul-de-sac position in Bilton, the property is close to a good range of amenities, with well regarded schools close by and excellent bus routes into Harrogate's Town Centre.

Well presented with gas central heating and UPVC double glazing throughout the property briefly comprises: Entrance into an internal porch way and door to the spacious lounge and attractive feature fireplace. Door through to the kitchen dining room with well-appointed wall and base units, double oven, electric hob and extractor, and with space for fridge freezer and washing machine. Stairs rise to the first-floor landing with doors to the two double bedrooms, both featuring built in storage and house bathroom with three piece white suite, vanity units and a shower over the bath.

Outside to the front, a pretty, easy to maintain front courtyard garden and to the rear a private South East facing garden with useful storage shed.

An early viewing highly recommended, please call to view.

### EPC

This property produces 2.6 tonnes of CO2

Energy rated: C

Material Information - Harrogate

Tenure Type: Freehold

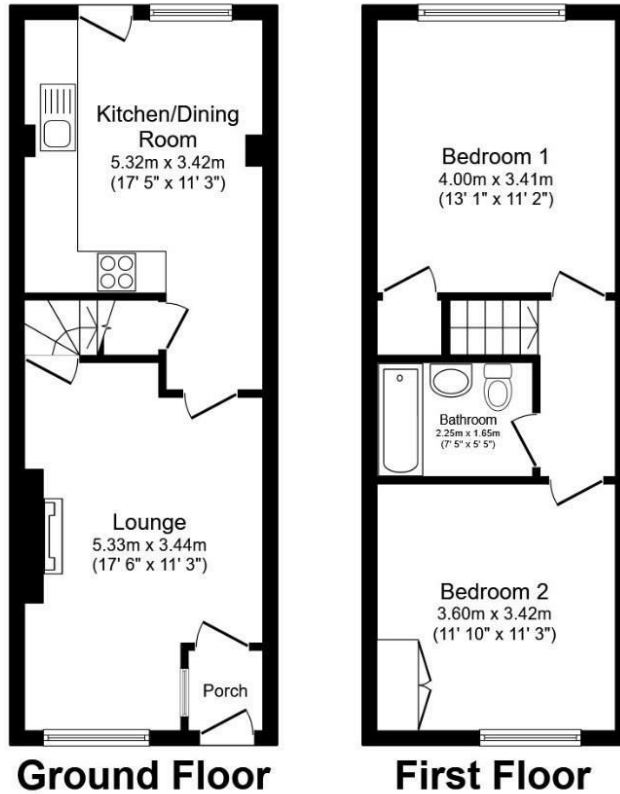
Council Tax Banding: B











Total floor area 70.6 m<sup>2</sup> (759 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

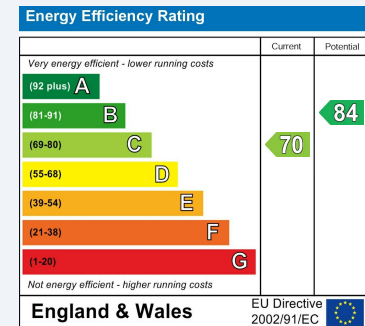
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

