



## King Edwards Drive, Harrogate, HG1 4HW

- THREE/ FOUR BEDROOM CHARACTER PROPERTY
- Modern throughout
- End terrace
- Well equipped kitchen
- Council tax band B
- Useful attic room
- Two reception rooms
- Courtyard garden
- Early viewing highly recommended

**Offers Over £250,000**





# King Edwards Drive, Harrogate, HG1 4HW

## DESCRIPTION

A delightful three bedroom, end terrace character property now available for sale. The property benefits from a super usable attic space currently used as a play room by the current owner. The property is situated in a sought after location in Bilton, close to the Richard Taylor primary school and wide ranging amenities on King Edwards Drive.

With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Entrance hallway, lounge and separate dining room through to the well appointed kitchen. To the first floor, a landing serves three bedrooms and a house shower room with white suite. Stairs lead to a useful attic space.

To the outside, there is a forecourt garden to the front and unrestricted on-street parking. To the rear is an enclosed courtyard garden, with gate leading to a rear lane.

### EPC

This property produces 7.5 tonnes of CO2  
Energy rated E

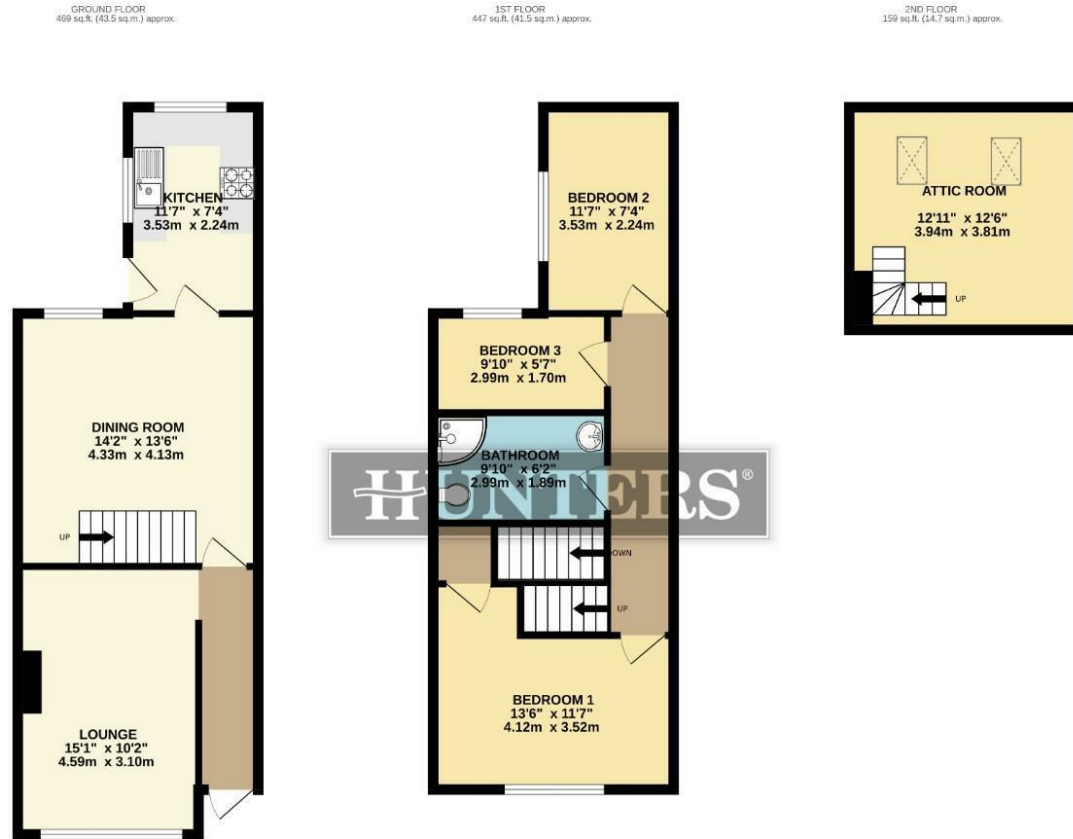
Material Information - Harrogate  
Tenure Type: Freehold

Council Tax Banding: B









TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

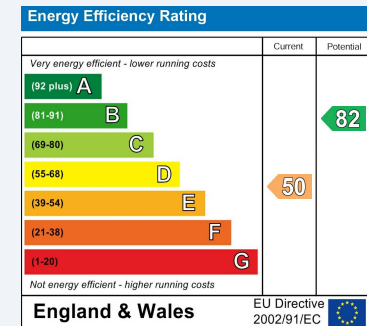
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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