

# HUNTERS®

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## Burns Way

Harrogate, HG1 3NA

£1,550 Per Calendar Month



An immaculately presented four-bedroom, two-bathroom detached family home offering spacious and flexible living accommodation located in this popular residential area at the north side of Harrogate.

The property offers well-presented accommodation and enjoys neutral decor throughout. It is quietly situated and offers good sized versatile and spacious accommodation.

The living accommodation comprises in brief: entrance hallway, cloakroom/wc, living room with patio doors leading to the rear garden and feature fireplace. Breakfast kitchen with space for a table, fitted units with ample storage, oven / hob and further white goods can be provided upon request. The downstairs is completed by a dining room / second reception room and internal access to the integrated garage.

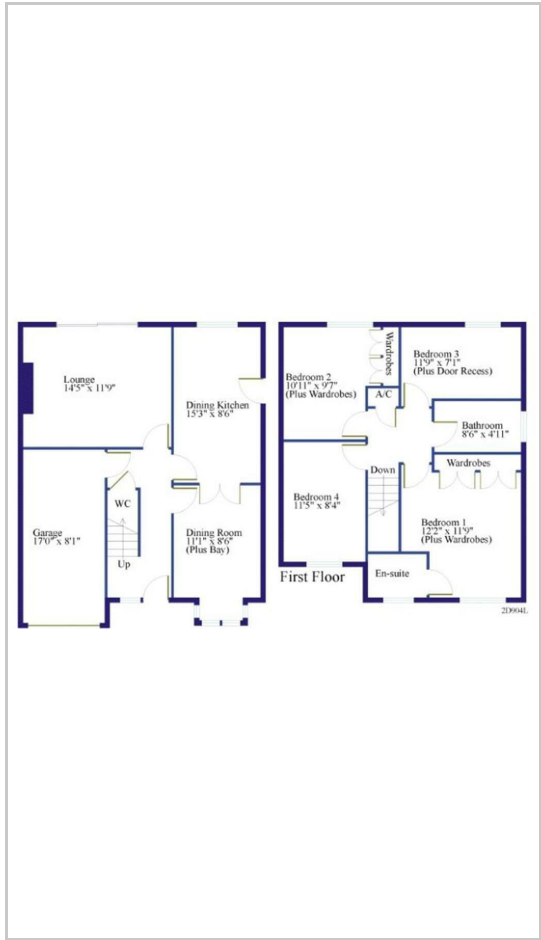
At first floor the landing leads to the master bedroom with fitted wardrobes and en-suite shower room with walk in shower, w/c and hand basin, three further double bedrooms (two with built-in wardrobes), house bathroom with shower over the bath, w/c and hand basin.



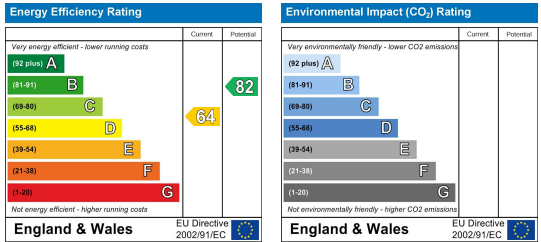
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.