



Bramham Drive, Harrogate, HG3 2TZ

- THREE BEDROOM PROPERTY NOW AVAILABLE
- Good proportions throughout
- Ground floor guest W.C.
- Outhouse for storage
- Council Tax Band: B
- Excellent investment opportunity
- Spacious kitchen with space for dining table
- Front and rear gardens
- Off road parking

Guide Price £200,000



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DESCRIPTION

A very well proportioned mid terrace home, situated in a popular residential location to the North of Harrogate with excellent amenities close by including: schools, local stores, health and fitness centre, bus routes serving Harrogate's town centre and road links out of Harrogate via the A59.

With extensive UPVC double glazing and gas central heating, the accommodation briefly comprises; Entrance hall, guest cloakroom, lounge/ dining room with door leading out to rear garden, spacious kitchen/dining room, three bedrooms, one featuring an en-suite shower and a modern family bathroom.

Outside to the front, a driveway for off road parking, with an outhouse for storage and pathway leading to the front door. To the rear, the garden is laid to lawn with a patio area for outdoor furniture and fences to the perimeter. Viewing is strongly recommended to appreciate the accommodation on offer. Please call to arrange an appointment to view.

Material Information - Harrogate

Tenure Type: Freehold

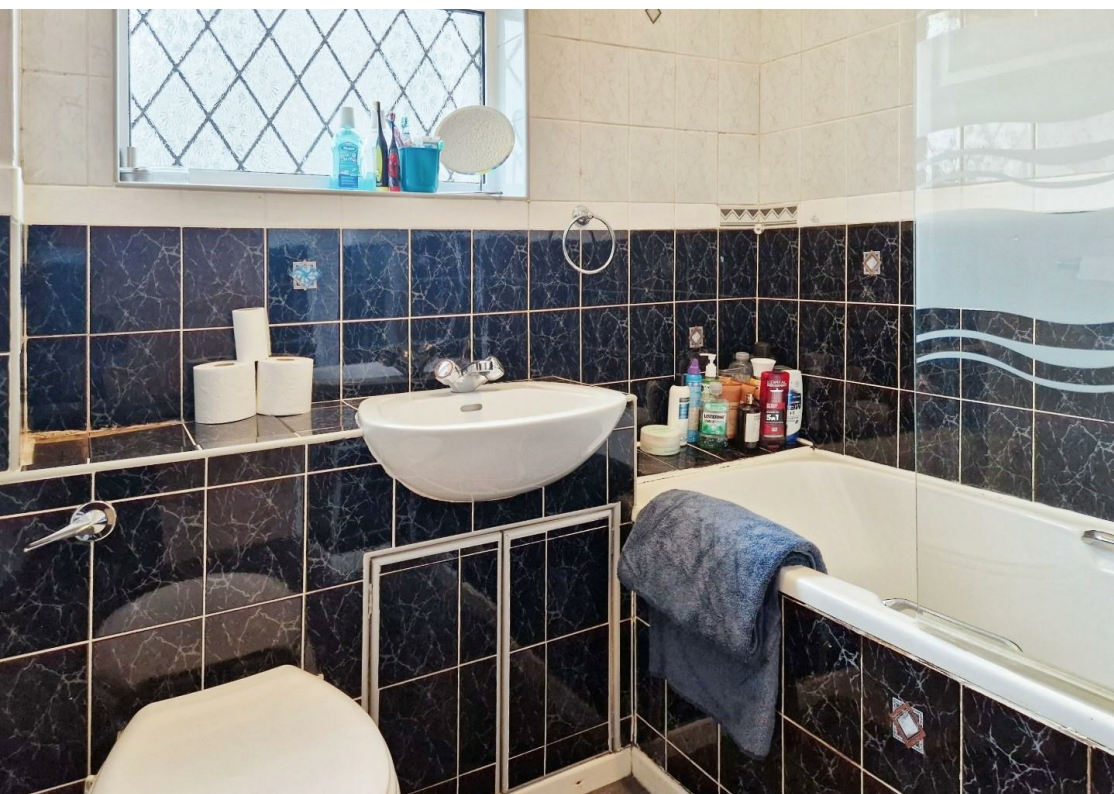
Council Tax Banding: B

EPC

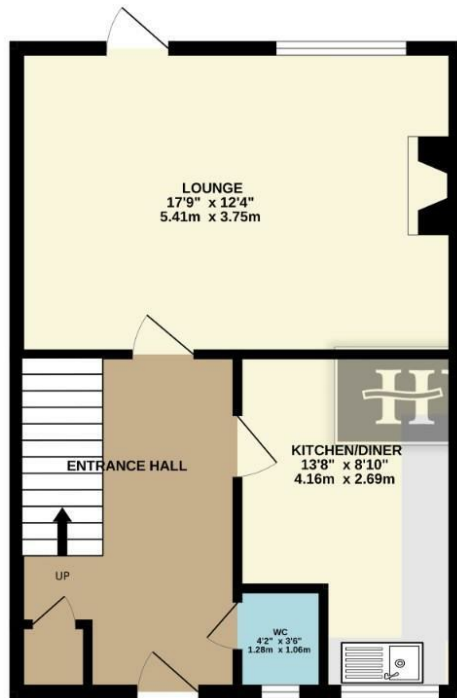
This property produces (TBC) tonnes of CO2

Energy rating TBC

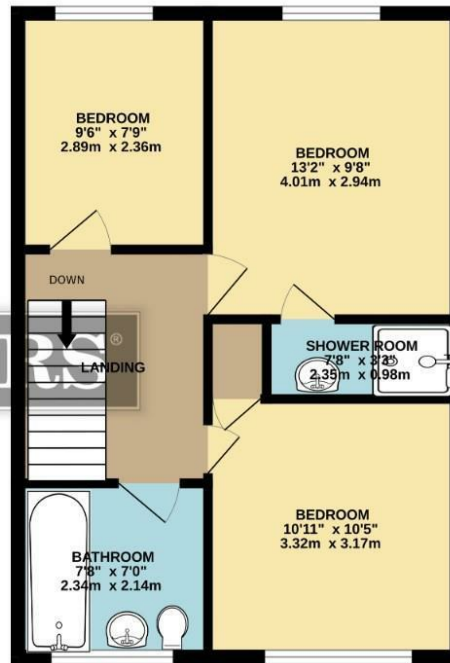




GROUND FLOOR



1ST FLOOR



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, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.