



Spencers Way, Harrogate, HG1 3DN

- SUBSTANTIAL MODERN DETACHED HOUSE
- TWO RECEPTION ROOMS
- MASTER BEDROOM EN-SUITE
- MODERN BATHROOM
- WELL TENDED GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS KITCHEN/BREAKFAST ROOM
- THREE FURTHER DOUBLE BEDROOMS
- DRIVEWAY AND INTEGRAL GARAGE
- COUNCIL TAX BAND E



Offers Over £500,000

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DESCRIPTION

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. Hunters are pleased to offer for sale a particularly well proportioned and well presented modern, detached family home, situated in a sought after residential location to the North of Harrogate.

The accommodation briefly comprises; entrance hall with luxury Karndean flooring, guest cloakroom, lounge with multi fuel stove, dining room with doors leading out to rear garden, recently fitted kitchen/breakfast room with granite preparation surfaces and integrated appliances.

To the first floor are the main bedroom en-suite, three further double bedrooms and a modern fitted bathroom. To the front is a lawned area with a driveway leading to an integral garage and to the rear is a fully enclosed lawned garden.

Viewing is strongly recommended to appreciate the location and accommodation on offer.

EPC:

The properties energy rating is C
This property produces 3.8 tonnes of CO₂

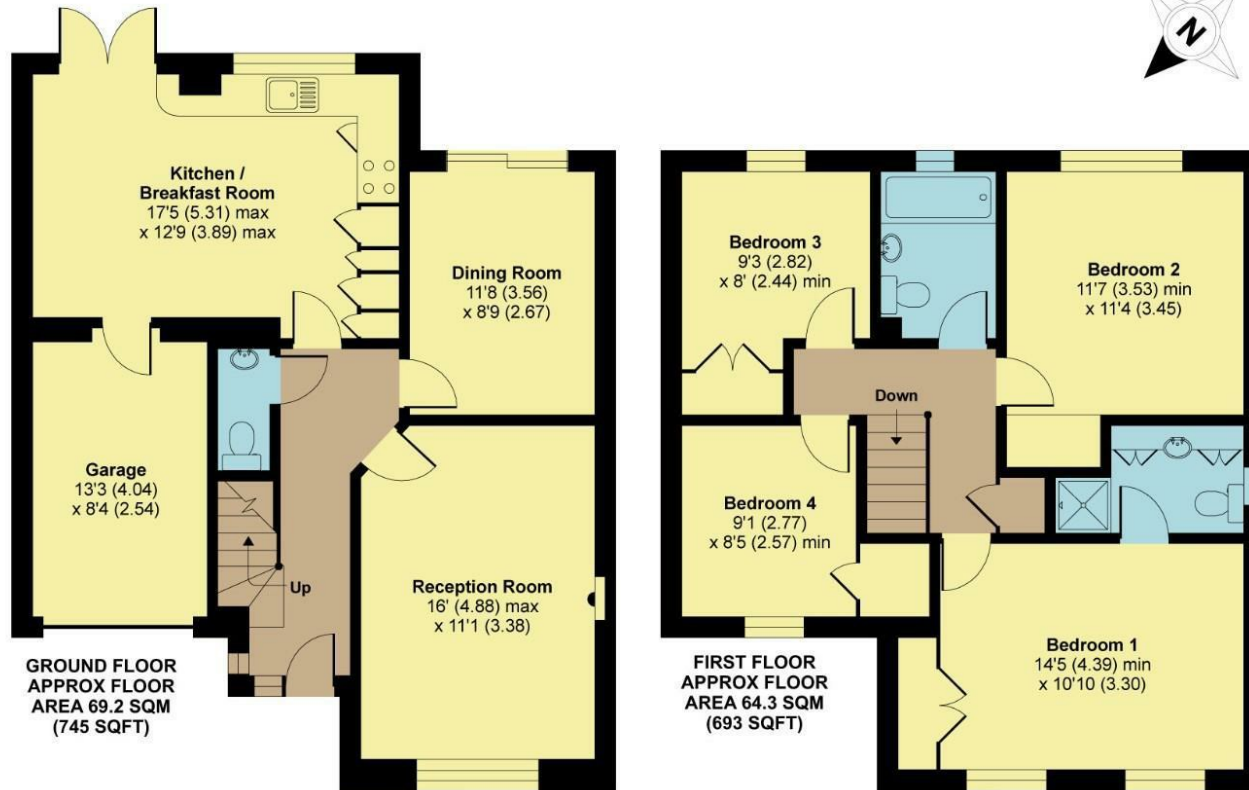
Material Information:

Tenure Type: Freehold
Council Tax Banding: E





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APPROX. GROSS INTERNAL FLOOR AREA 1438 SQ FT 133.5 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewings

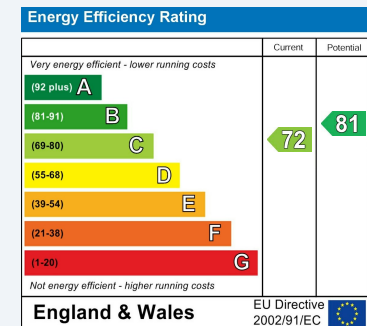
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
 Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

