



## Truro Road, Harrogate, HG3 2TD

- STUNNING TWO DOUBLE BEDROOM HOME
- Recently modernised
- Spacious lounge
- Single garage with electric roller shutter
- Ideal investment for long term rental
- Ideal as a first time buy
- Well equipped kitchen
- Easy to maintain courtyard garden
- Close to green space
- Council Tax Band B



**Guide Price £260,000**

# Truro Road, Harrogate, HG3 2TD

## DESCRIPTION

A very well presented, two double bedroom home now available in a quiet and popular residential area. With the added benefit of being close to green space, this property is ideal for a wide range of buyers. Stylishly modernised throughout and with an easy to maintain courtyard garden, this home is located in a popular neighbourhood close to a good range of local amenities, well regarded schools, the Hydro and within easy reach of Harrogate Town Centre.

With UPVC double glazing throughout and gas central heating, the property briefly comprises: Entrance into the spacious lounge and through to a well equipped and recently fitted kitchen/ dining space. Stairs rise to the two double bedrooms, the main with built in wardrobes. The bathroom benefits from a shower over the bath, wash hand basin and W.C.

The property has recently undergone a series of improvements to include: New Anglian windows, air conditioning system in addition to a recently fitted gas central heating boiler, installation of new lighting and power sockets, new carpets throughout, recently decorated, widened loft hatch with ladder for easy access to the boarded and well insulated loft.

Outside to the front, an easy to maintain, mature front garden with lawn, hedges and flowering bedding plants. To the rear the garden is an easy to maintain courtyard with access to the wider than average single garage suitable for a car, and gate to the rear road where further parking is available.

To appreciate the condition and space, we recommend an early viewing. Please call to book an appointment



## EPC

Energy rating D

This property produces 3.0 tonnes of CO2

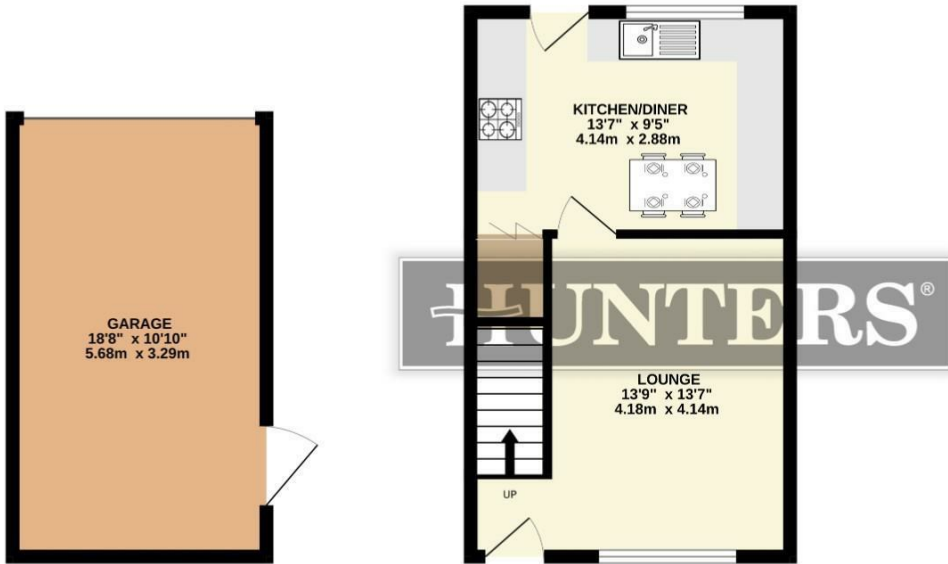
Material Information - Harrogate

Tenure Type: Freehold

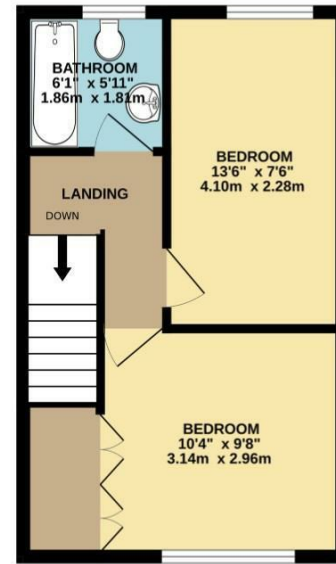
Council Tax Banding: B



GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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

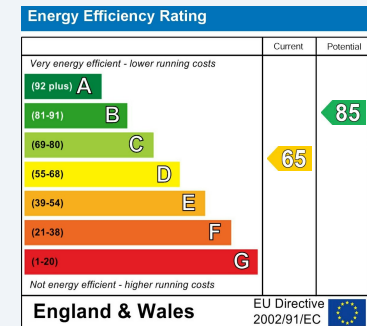
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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