



## Cavendish Street, Harrogate, HG1 4NT

- IDEAL FAMILY HOME
- Spacious and modern throughout
- Gas central heating and UPVC double glazing
- Two reception rooms
- Rear courtyard garden
- Three bedroom end terrace home
- Recently fitted bathroom
- Log burning stove
- Potential to add driveway
- Council Tax B



**Guide Price £250,000**



# Cavendish Street, Harrogate, HG1 4NT

## DESCRIPTION

THREE BEDROOM END TERRACE HOME NOW AVAILABLE. A well-presented and spacious family home situated on a quiet and popular road in the Bilton area, with excellent bus routes and close to Kings Road offering a good selection of local shops and amenities.

With gas central heating and UPVC double glazing the property comprises; Internal porch way with entrance into the hallway and door to the lounge with bay window and log burning stove. The adjacent dining room leads to the well-appointed kitchen with recently fitted integrated dishwasher, door to the guest cloakroom and access to the garden. Stairs rise to the first-floor landing with access to the boarded loft and doors to the two double bedrooms, a further single bedrooms and family bathroom which has been recently modernised.

Outside to the front a forecourt entrance and to the rear a pretty courtyard garden with gate to the back road. Parking is on street though the possible provision to convert to off road parking.

To view, please call Harrogate hunters.

### EPC

Energy rating E

This property produces 6.5 tonnes of CO2

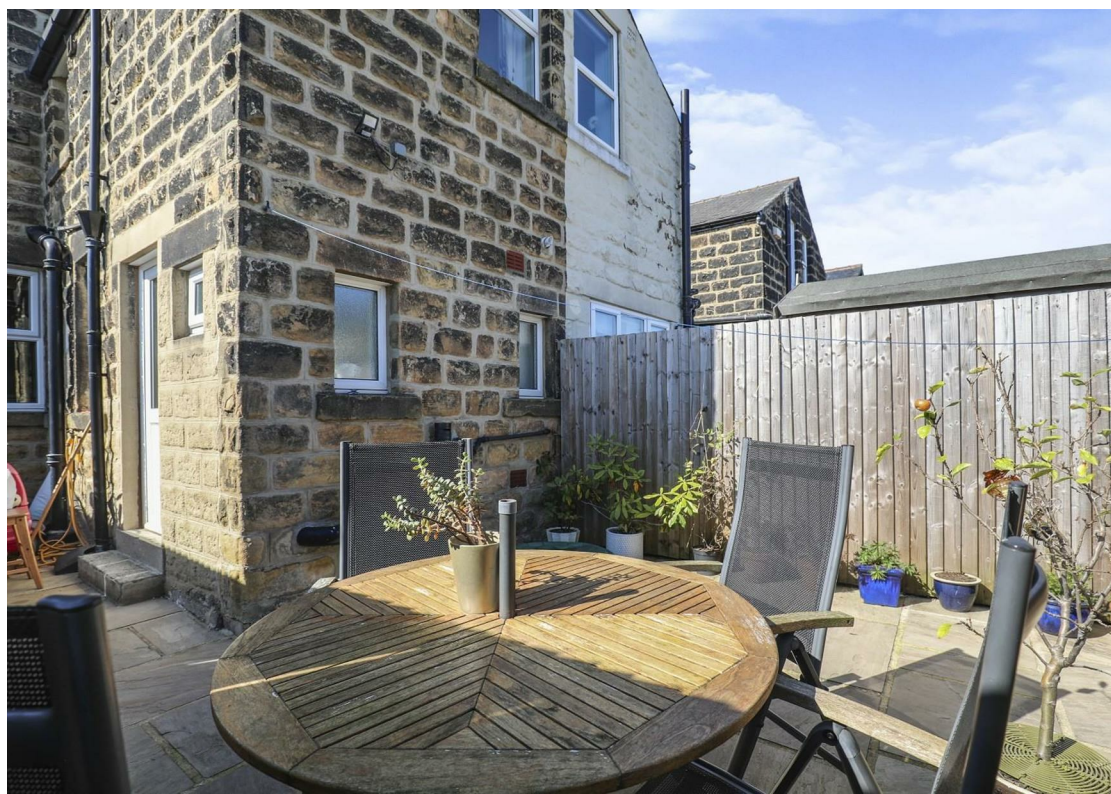
Material Information - Harrogate

Tenure Type: Freehold

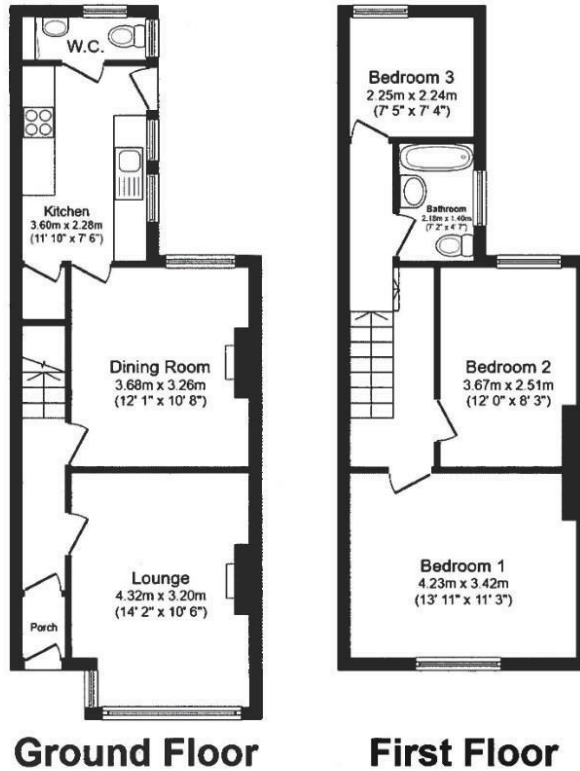
Council Tax Banding: B











**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Viewings**

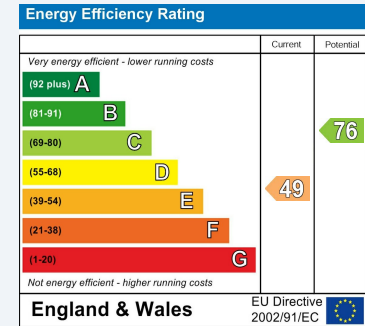
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

