



## Fairways Drive, Harrogate, HG2 7ES

- DORMER-STYLE PROPERTY
- Spacious kitchen/ dining room
- Bathroom and a shower room
- Detached garage with light and power
- Driveway parking
- Superbly presented throughout
- Three bedrooms
- Large rear garden
- Sought after location
- Council Tax band A



**Guide Price £280,000**

# Fairways Drive, Harrogate, HG2 7ES

## DESCRIPTION

A deceptively spacious three bedroom dormer style property, presented to a high standard throughout, now available to view. With a generous lounge and bright and airy open plan kitchen dining space the property is ideal for downsizing or a young family. The property is located in a sought after neighbourhood between Harrogate and Knaresborough with local amenities and good transport links close by.

The accommodation briefly comprises; entrance hall, lounge with an electric fire, open plan dining/ kitchen with French doors to the garden and pantry style storage cupboard, and a ground floor bathroom ideal for guests. Stairs rise to the first floor landing with doors to the main bedroom with fitted wardrobes, a further two bedrooms and a modern shower room.

Outside to the front is a block-paved driveway, providing ample off-road parking with gated access down the side of the property to a large detached garage with light and power. To the rear is a good sized South facing lawn garden with patio area for seating or dining, and two timber garden shed/ workshops with power. In addition, a perfect opportunity to grow your own with raised planting beds and a greenhouse. An early viewing comes highly recommended.

### EPC

Energy rating C

This property produces 3.0 tonnes of CO2

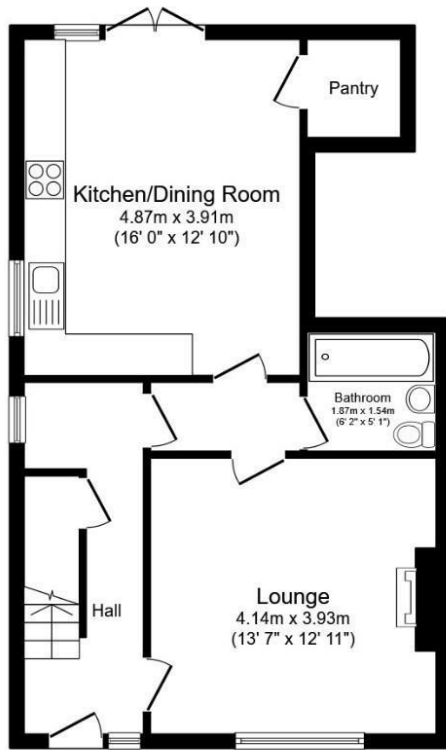
Material Information - Harrogate

Tenure Type: Freehold

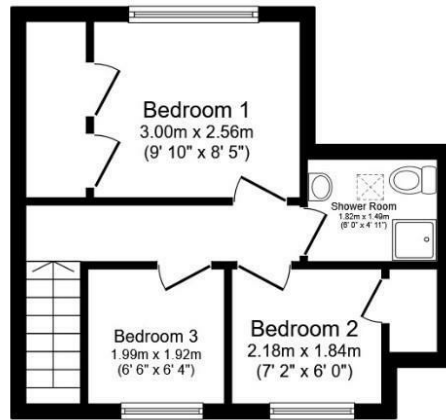
Council Tax Banding: A







**Ground Floor**



**First Floor**

Total floor area 82.4 m<sup>2</sup> (887 sq.ft.) approx

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

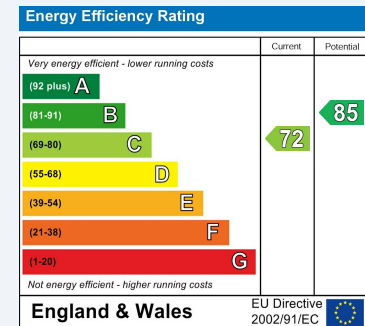
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.