



## Laverton Gardens, Harrogate, HG3 2XR

- NO ONWARD CHAIN
- Double driveway proving ample off-road parking & garage
- Bay front lounge with doors opening to family room
- Enclosed rear garden
- Convenient location close shops, infant/junior schools & regular bus service
- Extended family home
- Kitchen with integrated appliances, opening to dining room
- Four generous bedrooms
- Cul-de-sac location
- Council Tax Band D / EPC Rating C

**Offers Over £360,000**





# Laverton Gardens, Harrogate, HG3 2XR

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a well presented, extended four bedroom detached family home, situated in a highly sought after cul-de-sac location, with convenient access to the wide ranging amenities on Jenny Field Drive, infant/junior schools and regular bus service.

The spacious accommodation offers flexible living space throughout and comprises: Entrance hallway, lounge with bay fronted window and sliding doors opening to a rear family room, with double doors opening to the rear garden, and kitchen with integrated appliances opening to a dining room. A first floor landing serves four bedrooms (three doubles and a single) and house bathroom with shower over bath.

To the outside, the property has the benefit of two driveways providing off road parking for a number of vehicles, a detached garage and a lawn garden to the front. The enclosed rear garden has gated access to both sides, low maintenance artificial grass, patio seating area and raised decked terrace.

We strongly recommend an early viewing.

EPC

Energy rating C

This property produces 4.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

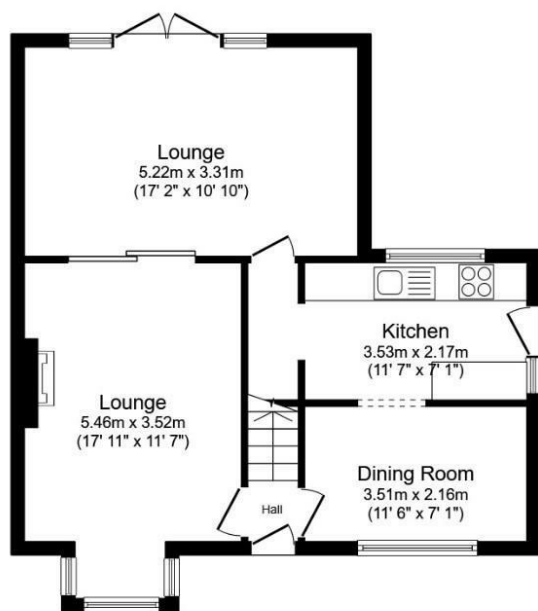
Council Tax Banding: D



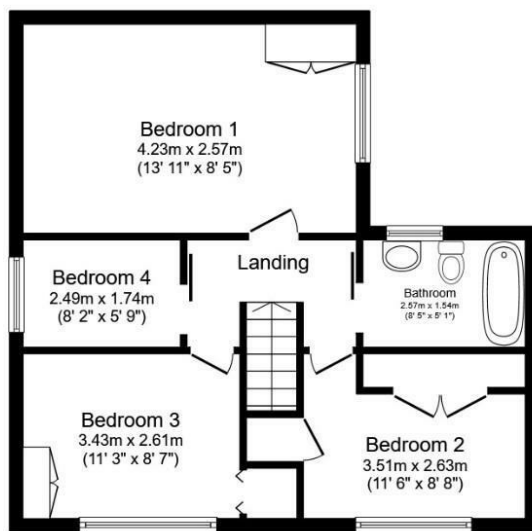




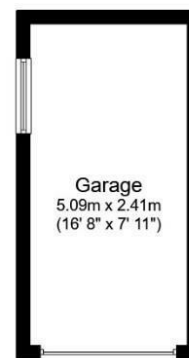




**Ground Floor**



**First Floor**



**Garage**

Total floor area 119.9 m<sup>2</sup> (1,291 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**

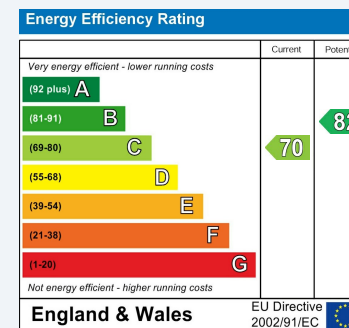
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

