



Heather Way, Harrogate, HG3 2SH

- NO ONWARD CHAIN
- Modern kitchen with quartz worktops
- Sought after cul-de-sac location
- Spacious modern conservatory
- Immaculately presented throughout
- Refurbished to a very high standard
- Luxury shower room with walk-in shower
- Attractive enclosed rear garden
- Shared driveway & garage
- Council Tax Band C



Guide Price
£275,000

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DESCRIPTION

OFFERED FOR SALE WITH NO NWARD CHAIN. A stunning three bedroom semi-detached home, having undergone a programme of refurbishment by the current owners to a very high standard, situated in a highly sought after cu-de-sac location, in the favoured Killinghall Moor area of Jenny Field, to the north of Harrogate.

Offering immaculate presentation throughout, the accommodation comprises: Entrance hall, lounge with feature remote controlled fire, dining room with sliding doors opening to a conservatory with double doors opening to the rear garden. To complete the ground floor is an attractive, modern kitchen, which is open to the dining room, with quartz work tops and quality integrated appliances. A first floor landing serves three bedrooms and a luxury house shower room with walk-in shower and glazed screen.

To the outside, is a mature lawn garden to the front with pathway to the front door. A shared driveway provides ample off-road parking, leading to an attached garage. Gated access opens to an attractive, enclosed rear garden with laid to lawn, with patio seating area, raised flower beds and fencing to perimeters.

We strongly recommend an early viewing to fully appreciate the accommodation on offer.

EPC

Energy rated D

This property produces 3.0 tonnes of CO2

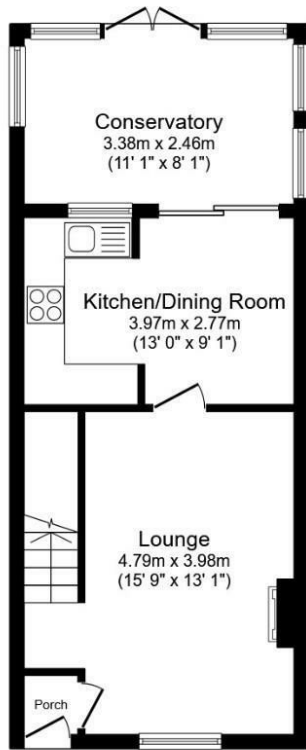
Material Information - Harrogate

Tenure Type: Freehold

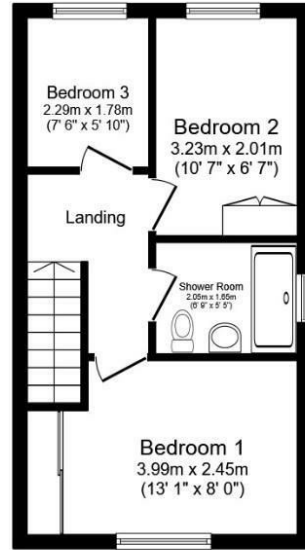
Council Tax Banding: C



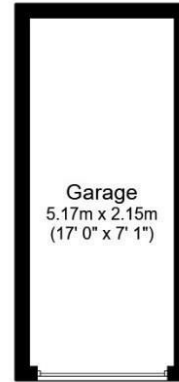




Ground Floor



First Floor



Garage

Total floor area 83.0 m² (894 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

Viewings

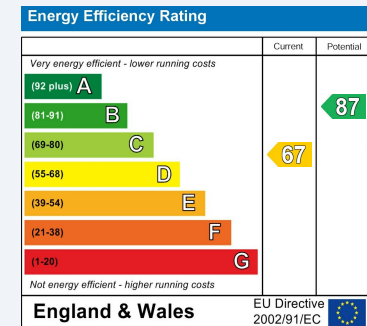
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

