



Park House Green, Harrogate, Yorkshire, HG1 3HW

- THREE BEDROOM MID-TERRACE FAMILY HOME
- Modern and spacious
- Two reception rooms
- Attractive & enclosed rear lawn garden
- Close to well regarded schools
- Well presented throughout
- Quality kitchen with integrated appliances
- Quality bathroom
- New heating system & re-wired approximately two years ago
- Viewing highly recommended

Offers Over £230,000



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DESCRIPTION

A SUPER FAMILY HOME NOW AVAILABLE. An opportunity to purchase a spacious three bedroom, well presented, mid terrace home which is modern throughout. The property is situated in a highly sought after location, close to a range of local amenities and offers easy access to the town centre.

With extensive UPVC double glazing throughout, and benefitting from gas central heating and full re-wire approximately two years ago, the accommodation comprises: Entrance hallway, lounge with great views along the street and opening to dining room, a newly fitted kitchen with soft close drawers and cupboards and integrated appliances, three first floor well proportioned bedrooms and a quality house bathroom with shower over the bath.

Outside there is a garden to the front with path leading to the front door and to the rear in an attractive, enclosed garden laid mainly to lawn, with fencing to perimeters and gateway leading to a rear lane. There is also the benefit of unrestricted on street parking. Viewing highly recommended.

EPC

Energy Rating C

This property produces 3.0 tonnes of CO2.

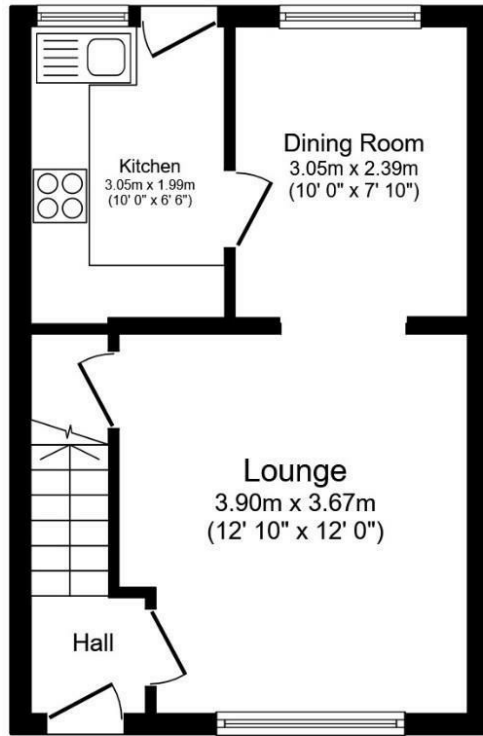
Material Information

Tenure Type: Freehold

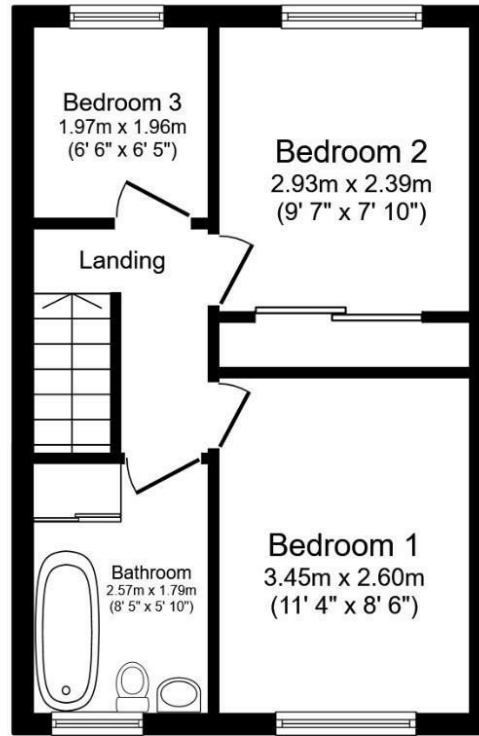
Council Tax Banding: B







Ground Floor



First Floor

Total floor area 63.2 m² (680 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

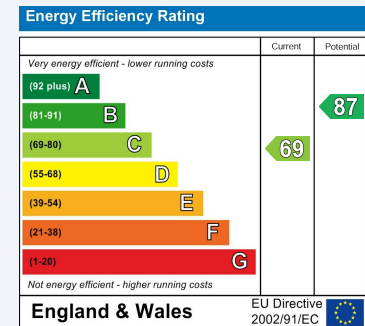
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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