



Larkfield Road, Harrogate, HG2 0BU

- SUPRB EXTENDED FAMILY HOME'
- Double garage & off road parking for three cars
- Gardens to three sides
- Sought after cul-de-sac location
- Convenient access to highly regarded schools & local amenities
- L'shaped kitchen diner
- Guest WC
- Spacious through lounge
- Favoured 'south side' location
- Council Tax D

Guide Price £425,000



Larkfield Road, Harrogate, HG2 0BU

DESCRIPTION

A fantastic opportunity to purchase a modern, extended, three bedroom semi-detached family home, with corner plot gardens, double garage and ample off-road parking. Situated in a sought after cul-de-sac location on the favoured 'south side', the property offers convenient access to highly regarded schools, local amenities and easy vehicular access to Cold Bath Road and the town centre.

The well maintained accommodation comprises: Entrance hallway, guest WC, through lounge with sliding doors opening to the rear garden and an L-shaped dining kitchen. The first floor landing serves two double bedrooms, both with fitted wardrobes, a single bedroom with fitted cupboard and a house bathroom. There is scope for extending to a four to five bedroom property subject to planning approval.

To the outside, the property has an internal courtyard and the benefit of gardens on three sides, off road parking for three cars and a recently re-roofed double garage.

To fully appreciate the accommodation on offer, we strongly recommend an early viewing.

EPC

Energy rating C

This property produces 3.6 tonnes of CO2

Material Information - Harrogate

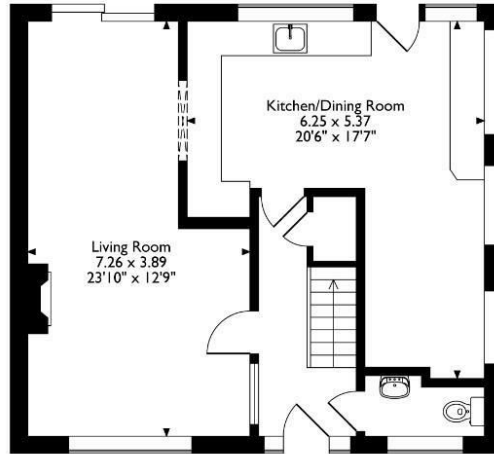
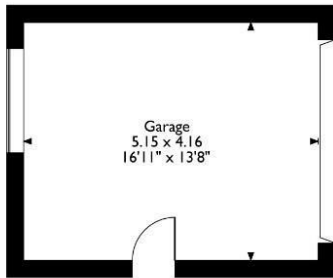
Tenure Type: Freehold

Council Tax Banding: D

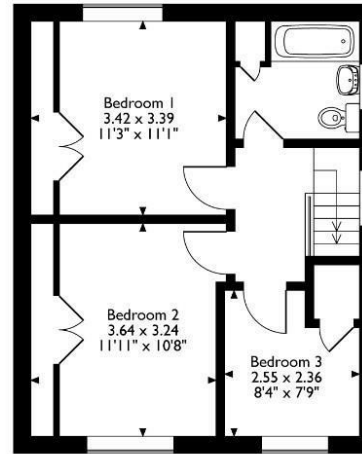




Larkfield Road, Harrogate, HG2 0BU
 Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Total = 121 Sq M/1302 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

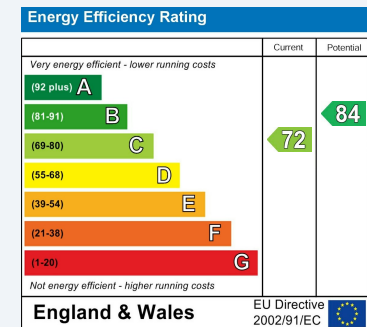
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
 Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

