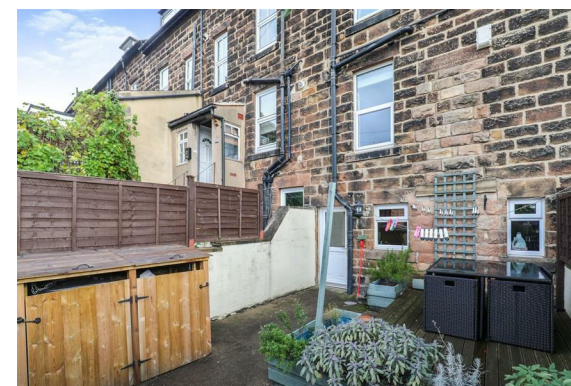




Eastville Terrace, Harrogate, HG1 3HJ

- NO ONWARD CHAIN
- Open plan lower ground floor kitchen/diner
- Modern house bathroom with separate walk-in shower & underfloor heating
- Three double bedrooms
- Well presented accommodation throughout
- Garage, enclosed courtyard garden & further private garden
- Spacious accommodation arranged over four floors
- Lounge with bay window opening to office/dining space
- Overlooking fields to the front
- Council Tax Band C

Guide Price £350,000



Eastville Terrace, Harrogate, HG1 3HJ

DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. Hunters are delighted to bring to the market this attractive three double bedroom, Victorian terrace home, with the benefit of a garage and private garden. The accommodation is arranged over four floors, offers generous living space throughout and is situated in a sought after location, on the edge of town overlooking fields.

Presented to a high standard, the accommodation comprises: Entrance hallway, lounge with bay window, opening to office/dining space, a modern lower ground floor open plan dining kitchen, with door opening to the courtyard garden. To the first floor is a double bedroom, modern house bathroom with separate walk-in shower and underfloor heating and two further double bedrooms to the second floor.

Outside, the property is approached by a pathway with gate and a forecourt garden. To the rear, is an enclosed courtyard garden, with raised decked seating area. Rear gated access leads to a garage with roller door and power and light laid on. Further gated access leads to a rear garden with large decked seating area.

An early viewing comes highly recommended.

EPC

Energy rating D

This property produces 5.8 tonnes of CO2

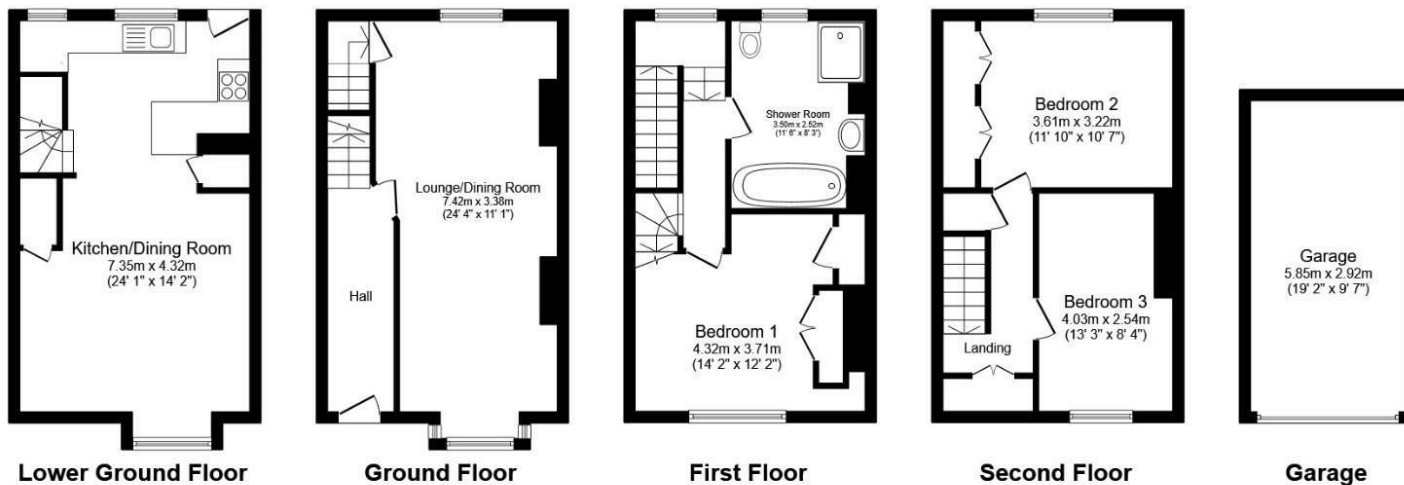
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







Total floor area 145.5 m² (1,566 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

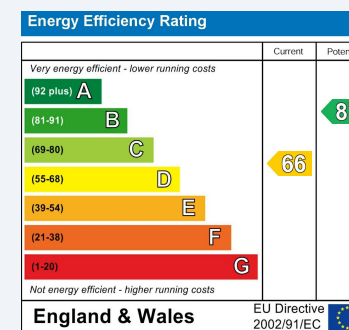
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.