



Dixon Terrace, Harrogate, HG1 2AP

- NO ONWARD CHAIN
- Modernised throughout to a high specification
- Separate lounge
- Ideal location close to Kings Road amenities
- Driveway parking for two cars
- Spacious end terrace home
- Open plan kitchen breakfast room opening to dining area
- Three well proportioned bedrooms
- Courtyard garden
- Council Tax band: C



Guide Price £325,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. An attractive, refurbished, character end of terrace home, with three generous bedrooms and off-road parking for two cars, situated in a highly sought after location, just off Kings Road, with immediate access to local amenities and convenient access to the town centre.

Presented to a very high standard throughout, the spacious accommodation comprises: Entrance hallway, lounge with bay window and feature fire place, modern breakfast kitchen with integrated appliances, opening to a dining room with bay window and fixed seating. A first floor landing serves three bedrooms, bedroom two with bay window and a modern house bathroom.

To the outside, the property is fronted by a forecourt garden with path leading to the front door, a side landscaped garden opens to a rear courtyard garden, ideal for entertaining and off-road parking for two cars.

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



EPC

Energy rating D

This property produces 4.8 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





Total floor area 105.8 m² (1,139 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

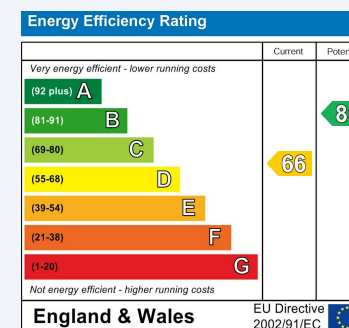
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.