



Coronation Grove, Harrogate, HG2 8BU

- Sought after south side location
- Generous & flexible living space throughout
- Modern bathroom
- High quality fitted kitchen
- Council Tax Band C
- Finished to a high standard throughout
- Enclosed rear garden
- Convenient access to M&S Food, Oatlands Primary School and Hornbeam Park train station
- Early viewing highly recommended



Guide Price £340,000

Coronation Grove, Harrogate, HG2 8BU

DESCRIPTION

A superb mid terrace home, with three generous bedrooms and ample living space. Sure to appeal to a range of buyers, the property offers generous and flexible living space throughout and is conveniently placed to access local amenities to include; M&S Food, Otlands Primary School and Hornbeam Park train station.

The light and airy accommodation has been presented to a high standard throughout and comprises: Entrance hallway, lounge with double glazed bay window and feature fireplace. Dining room leading to a modern fitted kitchen with door leading to an attractive rear garden.

A first floor landing serves three generous bedrooms, modern house bathroom, a loft ladder leads to a boarded loft.

Outside, is an attractive rear garden with patio seating area and gates to rear which could also be used to provide an off street parking space.

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

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 92.3 m² (993 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

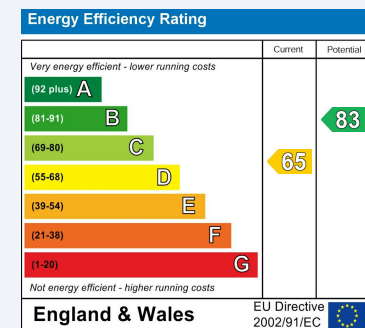
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.