



Knapping Hill, Harrogate, HG1 2DN

- SEMI-DETACHED BUNGALOW
- Two bedrooms
- Garden with views of open fields
- Sought after location
- Council tax band C
- CHAIN FREE
- Off street parking and garage
- Conservatory
- Early viewing recommended

Guide Price £240,000

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DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE, this delightful semi-detached bungalow requiring some updating, offers the comfort of ground floor living in a popular residential road. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a well proportioned reception room that provides a warm and inviting atmosphere, with space for a dining table. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring convenience for all residents. The kitchen offers generous work surface areas and cabinetry, providing ample opportunity for preparing family meals.

One of the standout features of this property is the views of open fields to the rear, offering a picturesque backdrop that enhances the overall appeal.

For those with vehicles, the property includes a driveway for parking and a garage, adding to the convenience of everyday living.



EPC

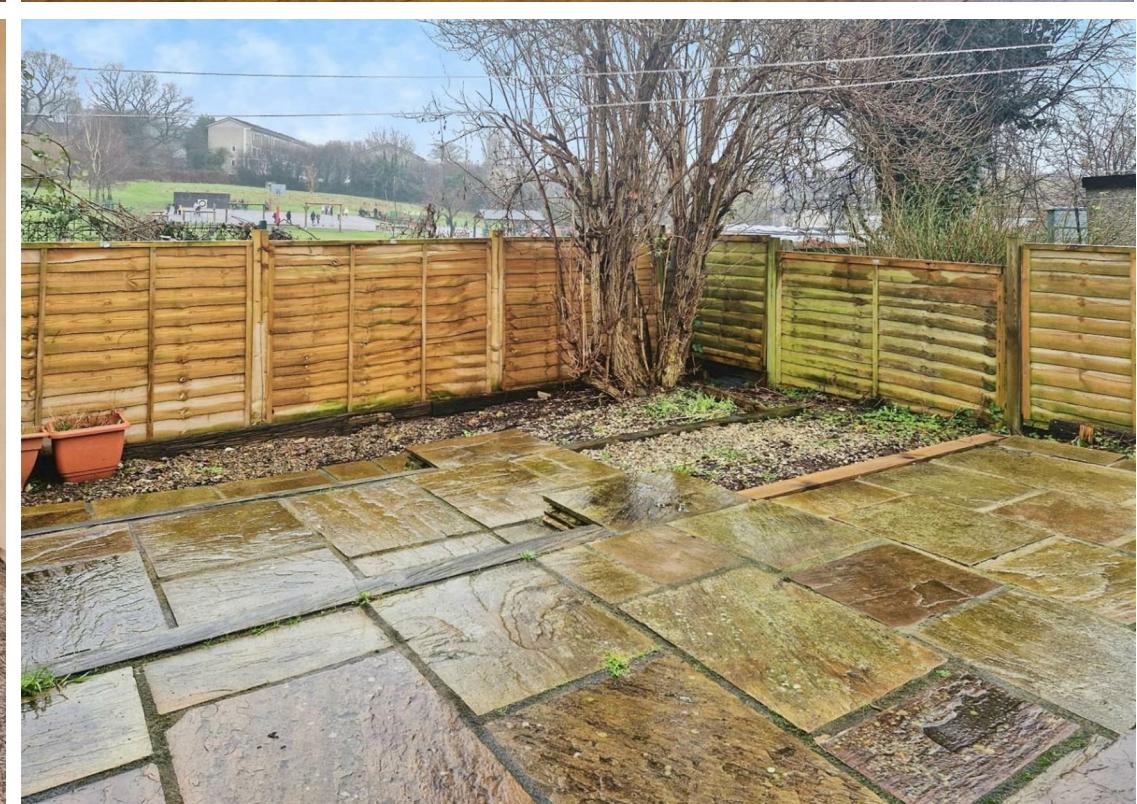
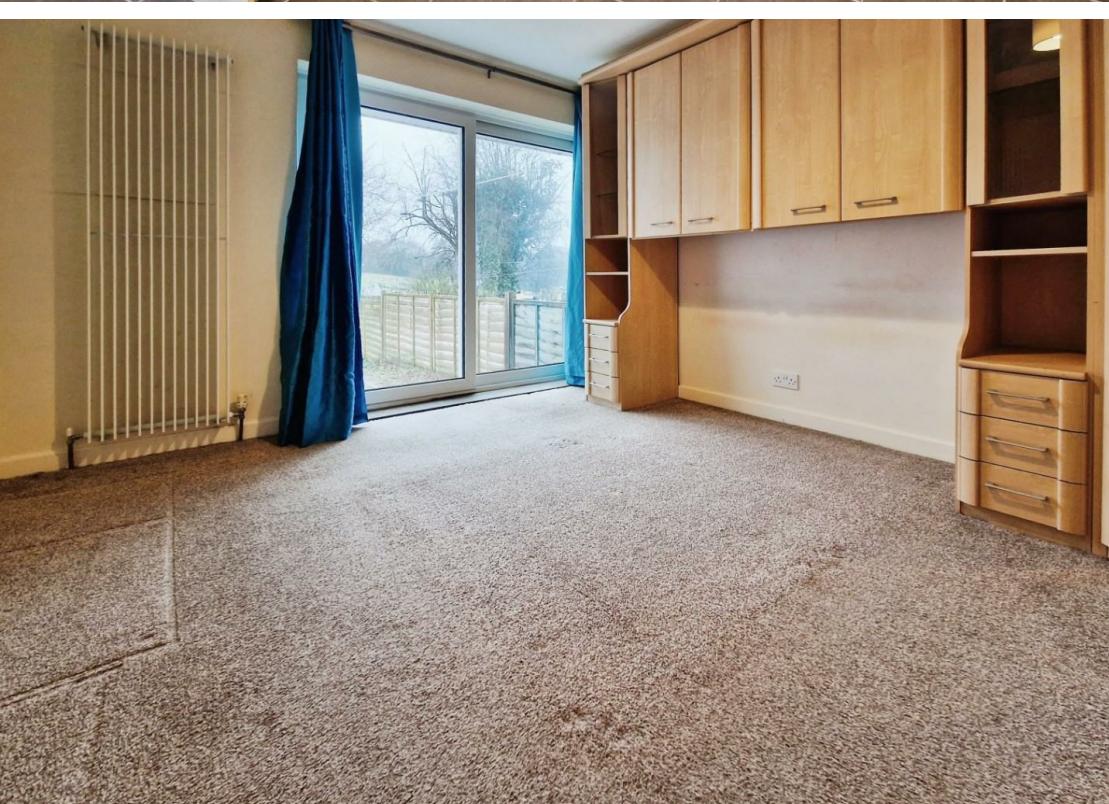
Energy rating D

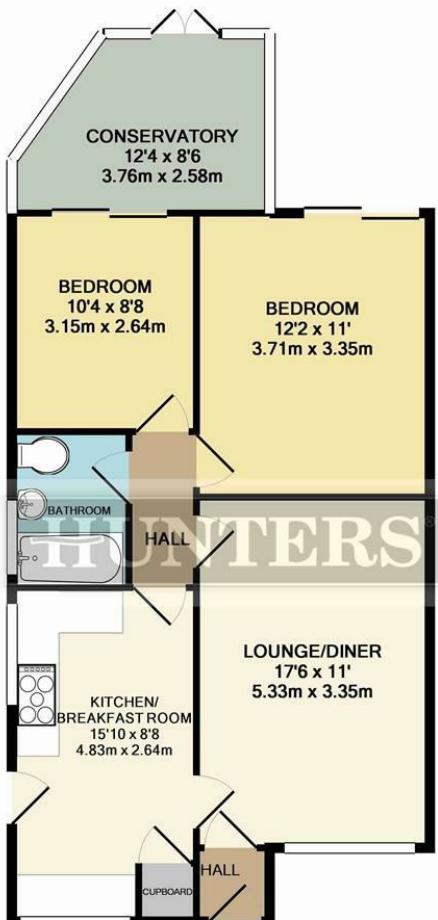
This property produces 2.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings

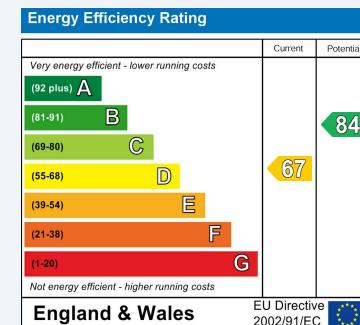
Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.