



Grantley Drive, Harrogate, HG3 2XU

- OFFERED TO THE MARKET CHAIN FREE
- Two double bedrooms
- Modern kitchen
- Sought after, quiet residential area
- Loft space, ideal for storage
- Beautifully modernised throughout
- Modern shower room
- Spacious lounge with space for dining table
- Close to convenient bus routes
- Council Tax Band B

Offers Over £225,000



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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A very well presented two bedroom, semi-detached bungalow, situated in a sought after location, close to the local shops to include the Co-op, Post Office, doctors surgery and bus stop on Jenny Field Drive.

Having undergone a recent scheme of modernisation the property briefly comprises: Entrance hallway with doors to the light and bright living and dining room with feature fire, modern kitchen, the two double bedrooms and the modern house shower room. A loft hatch also provides access to the loft offering further storage solutions.

To the outside, the property has the benefit of a lawn garden to the front, a driveway provides off-road parking to the front of the garage. A side gate provides access to the private rear garden and a path to the front door. The walled and fenced garden features an easy to maintain garden with mature borders and a sunny patio with space for an outdoor table and chairs.

A perfect opportunity for a first time buyer, small family or those downsizing. A property presented beautifully and ready for a new buyer to move straight in!

EPC

Energy rating D

This property produces 2.3 tonnes of CO2

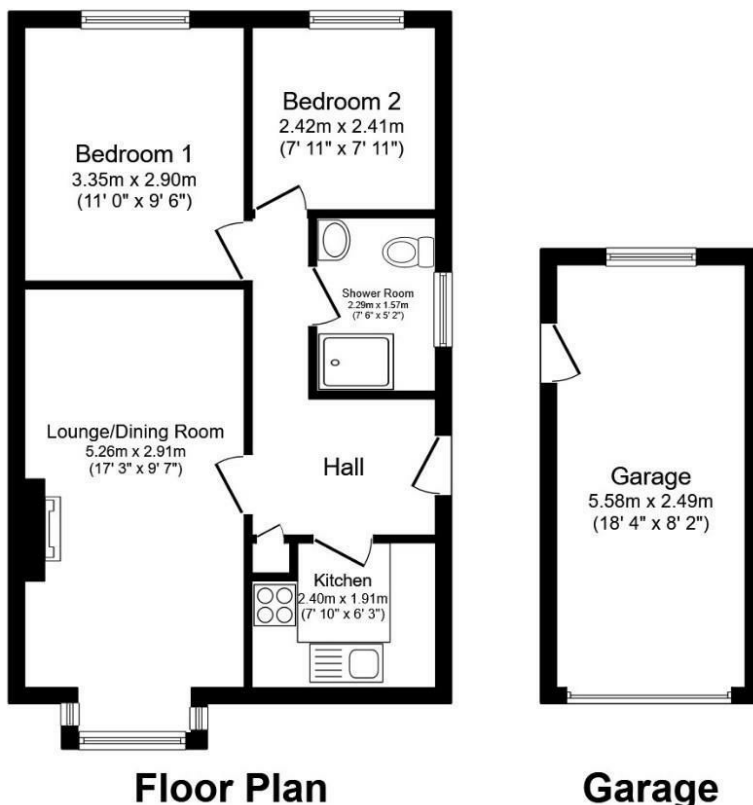
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B







Total floor area 62.0 m² (667 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

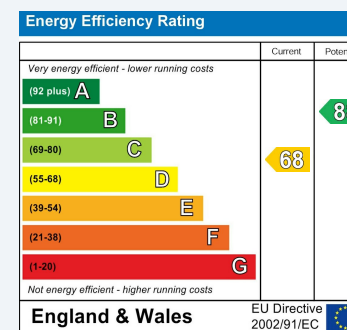
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.