



## Millfield Glade, Harrogate, HG2 7EB

- Two bedroom end terrace house
- Newly fitted kitchen
- Stylishly renovated bathroom
- Versatile garden room
- Council Tax Band B
- Spacious lounge
- Two well-proportioned bedrooms
- Private rear garden
- A fantastic opportunity for first-time buyers or investors

**Guide Price £230,000**



# Millfield Glade, Harrogate, HG2 7EB

## DESCRIPTION

Located on Millfield Glade, an end terrace house in the picturesque town of Harrogate. This delightful property boasts a spacious layout, perfect for those seeking comfort and style in a serene environment.

As you enter, you are greeted by a generously sized lounge that offers ample space for relaxation and entertaining. The big lounge is filled with natural light, creating a warm and inviting atmosphere. Adjacent to the lounge, you will find a newly fitted kitchen that combines modern design with functionality, making it a joy to cook and gather with family and friends.

This home features two good-sized bedrooms, providing plenty of room for rest and personal space. The newly renovated bathroom adds a touch of luxury, ensuring your daily routines are both comfortable and enjoyable.

One of the standout features of this property is the private rear garden, a perfect retreat for outdoor enthusiasts or those who simply wish to unwind in a tranquil setting. Additionally, the garden room offers a versatile space that can be used.

Don't miss the opportunity to make this house yours. Early viewing highly recommended.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

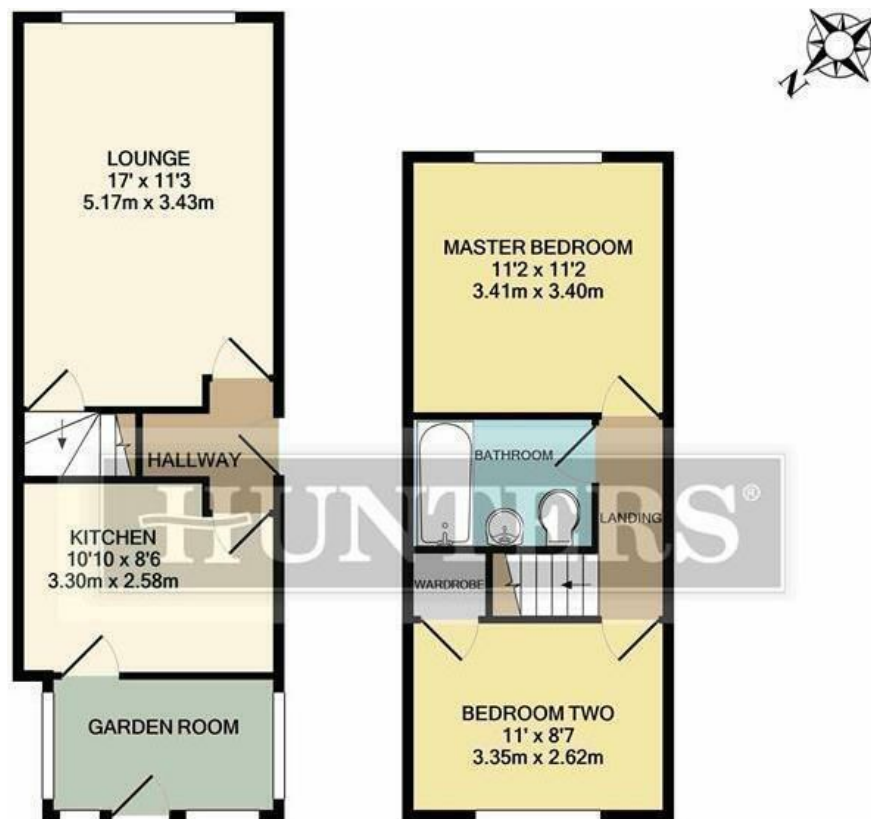
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B







GROUND FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 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 [harrogate@hunters.com](mailto: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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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.