



## Westminster Grove, Burn Bridge, Harrogate, HG3 1NA

- Located in the sought-after area of Westminster Grove, Burn Bridge, Harrogate
- Quiet cul-de-sac position providing a peaceful and private setting
- Private rear garden – perfect for relaxing or hosting guests
- Potential to extend or reconfigure
- Fantastic opportunity to create a bespoke home in a prestigious location
- Detached three-bedroom bungalow offering excellent potential
- Generously sized bedrooms with scope to reconfigure if desired
- In need of modernisation, offering a blank canvas to personalise
- Close to local amenities and transport links for convenience
- Council Tax Band E

**Guide Price £400,000**





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## DESCRIPTION

A Rare Opportunity in the Sought-After Westminster Grove, Burn Bridge, Harrogate

FOR SALE WITH NO ONWARD CHAIN. Tucked away in the highly desirable and peaceful cul-de-sac of Westminster Grove, Burn Bridge, this charming detached bungalow offers a fantastic opportunity for buyers looking to create their dream home in one of Harrogate's most prestigious residential areas.

The property features three generously sized bedrooms and a spacious reception room, providing comfortable and versatile living space ideal for couples, downsizing, or anyone seeking a tranquil retreat. Set on a quiet street, it offers the perfect blend of privacy and convenience, with local amenities and transport links just a short distance away.

One of the standout features of this home is its private rear garden — a lovely outdoor space perfect for relaxing, gardening, or entertaining. While the bungalow does require modernisation throughout, it presents a blank canvas brimming with potential. Whether you're considering reconfiguring the layout, extending, or simply updating the interiors, the possibilities to personalise and add value are plentiful.

This property is ideal for those who appreciate the charm of a bungalow and are ready to invest in a home they can truly make their own. With its exceptional location and untapped potential, this is a rare opportunity not to be missed.

Make this your forever home and enjoy the lifestyle that Burn Bridge and the wider Harrogate area have to offer.



## EPC

Energy rating D

This property produces 4.2 tonnes of CO2

Material Information - Harrogate

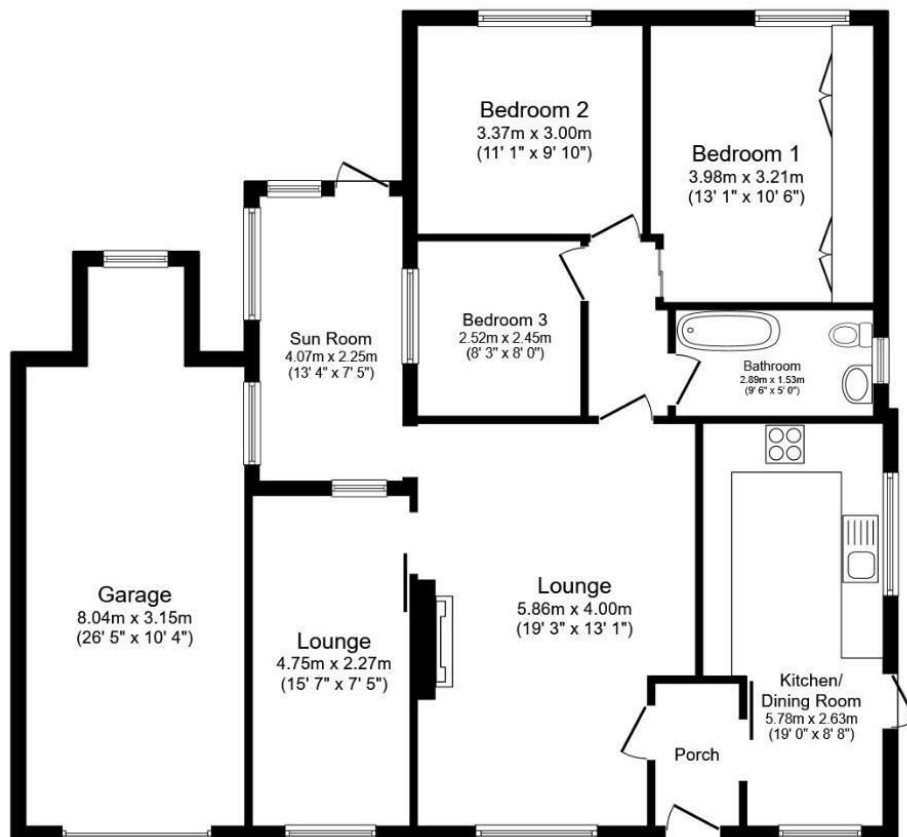
Tenure Type: Freehold

Council Tax Banding: E









Total floor area 120.7 sq.m. (1,299 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](http://www.focalagent.com)

### Viewings

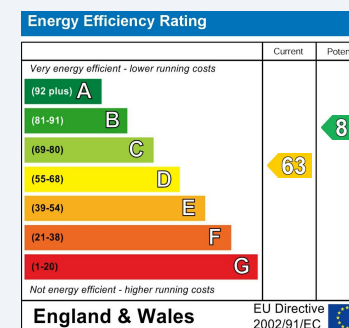
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.