



## Eleanor Road, Harrogate, HG2 7AJ

- Three bedroom semi-detached home
- Front and back garden
- Open plan kitchen and diner
- Sought after location
- Driveway for off road parking
- Conservatory overlooking the garden
- Close to local amenities
- Council Tax Band C

**Guide Price £275,000**





# Eleanor Road, Harrogate, HG2 7AJ

## DESCRIPTION

Located on Eleanor Road, this semi-detached house offers a perfect blend of comfort and style. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house boasts one bathroom and downstairs WC, making morning routines a breeze for everyone in the household. The addition of a conservatory enhances the living space, allowing for a bright and airy atmosphere, perfect for enjoying the garden views throughout the year.

Outside, the private garden offers a tranquil retreat, ideal for summer barbecues or simply unwinding after a long day. The driveway provides convenient off-street parking, a valuable asset in this sought-after area.

Located in Harrogate, known for its stunning architecture and vibrant community, this property is well-positioned to take advantage of local amenities, including shops, excellent schools, and parks with easy access to the stunning Yorkshire countryside. With its appealing features and prime location, this semi-detached house on Eleanor Road is a wonderful opportunity for those looking to make a new home in this picturesque town.

EPC  
Energy rating C  
This property produces 3.0 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C

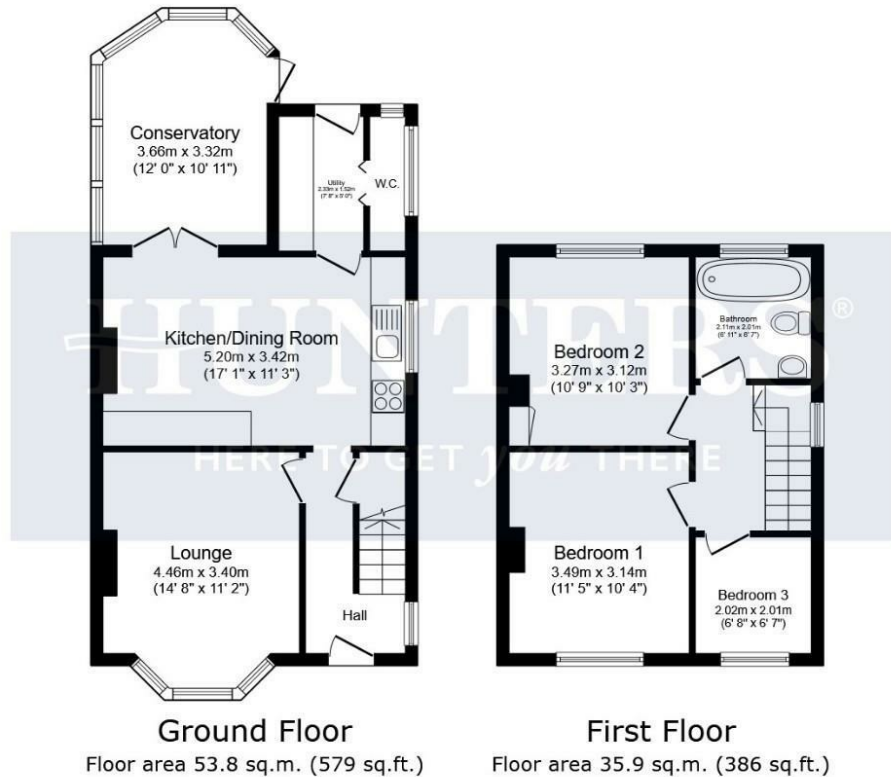








30 Eleanor Road, Harrogate, HG2 7AJ



Total floor area: 89.6 sq.m. (965 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



### Viewings

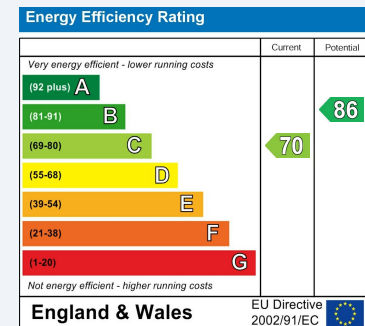
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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