



Eleanor Road, Harrogate, North Yorkshire, HG2 7AJ

- Two generously sized double bedroom
- Spacious lounge and dining area
- Double garage providing excellent storage or secure parking
- Semi-detached layout offering privacy and space
- Close to local amenities, schools, and transport links
- Similar footprint to a three bedroom semi detached
- Front and rear gardens
- Driveway with convenient off-road parking
- Situated in a vibrant and family-friendly community
- Council Tax Band B

Guide Price £310,000



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DESCRIPTION

Located on Eleanor Road, this well-presented semi-detached house offers a fantastic opportunity for buyers seeking comfort, space, and flexibility.

Set on a generous plot, the property shares a similar footprint to a typical three-bedroom semi-detached home, offering plenty of space throughout. Inside, you'll find a spacious lounge and dining area — perfect for both everyday living and entertaining guests. Two generously sized double bedrooms provide comfortable accommodation for family or visitors, each offering a private retreat.

The well-appointed bathroom serves the home efficiently, and the layout is practical and easy to live in.

Outside, beautifully maintained front and rear gardens offer ideal spaces for outdoor relaxation or gardening. The property also features a large double garage and private driveway for secure storage and off-road parking. Notably, the current vendors have drawn up plans to convert the double garage into a separate annex — subject to the necessary planning permissions — adding even more potential and flexibility to this wonderful home.

Located in a sought-after and vibrant community, this home is ideally suited to families, professionals, or anyone looking for a property with future development potential. With its inviting atmosphere, practical features, and excellent location, this Eleanor Road residence is more than just a house — it's a place to call home.

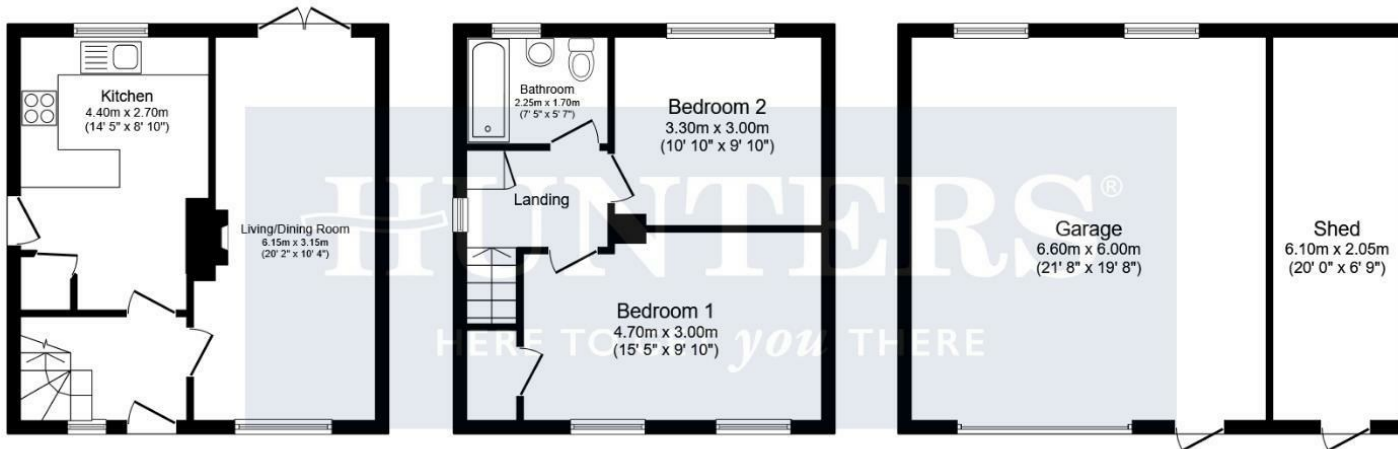


EPC
Energy rating D
This property produces 3.2 tonnes of CO2

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



60 Eleanor Road, Harrogate, HG2 7AJ



Ground Floor

Floor area 34.5 sq.m. (371 sq.ft.)

First Floor

Floor area 34.5 sq.m. (371 sq.ft.)

Garage

Floor area 35.1 sq.m. (378 sq.ft.)

Total floor area: 104.0 sq.m. (1,119 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

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Viewings

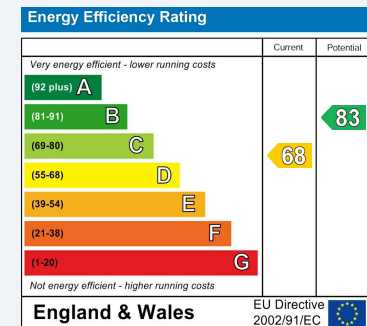
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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