



Eleanor Road, Harrogate, HG2 7AJ

- Beautifully presented semi-detached home
- Bright sitting room with bay window
- Three good-sized bedrooms
- Generous south-facing rear garden with patio
- Quiet, sought-after location with excellent transport links
- Recently refurbished to a high standard
- Stylish open-plan dining kitchen with garden access
- Modern house bathroom with shower over bath
- Driveway providing off-street parking
- Council Tax Band C

Guide Price £300,000



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DESCRIPTION

A beautifully presented and recently refurbished three-bedroom semi-detached home, offering spacious accommodation and a generous, south-facing rear garden. This property has been modernised to a high standard throughout, providing a stylish and practical living space ideal for families, couples or first-time buyers.

The ground floor offers a welcoming reception hall, a bright and airy sitting room with bay window to the front, and a stunning open-plan dining kitchen to the rear. The kitchen is fitted with a range of modern wall and base units, integrated appliances including an oven, electric hob, dishwasher, and washing machine, and there's plenty of space for dining. French doors lead directly out to the garden, making this the perfect space for everyday living and entertaining. A useful downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles. The main bedroom overlooks the front, while the second double enjoys views over the rear garden and benefits from a built-in cupboard. The third bedroom is ideal as a child's room, home office or guest space. The house bathroom is fitted with a modern white suite including a bath with shower over, washbasin, WC, heated towel rail, and a window to the rear.

Outside, the property enjoys a good-sized, enclosed rear garden with a desirable south-facing aspect, mainly laid to lawn with paved seating areas, perfect for outdoor dining and relaxation. To the front, there is a driveway providing off-street parking.

Eleanor Road is a quiet, popular residential street located on the eastern side of Harrogate, within easy reach of local amenities including shops, excellent schools, and convenient transport links to Knaresborough, Wetherby, and the A1(M). The town centre of Harrogate is also just a short drive away.



EPC

Energy rating E

This property produces 6.4 tonnes of CO2

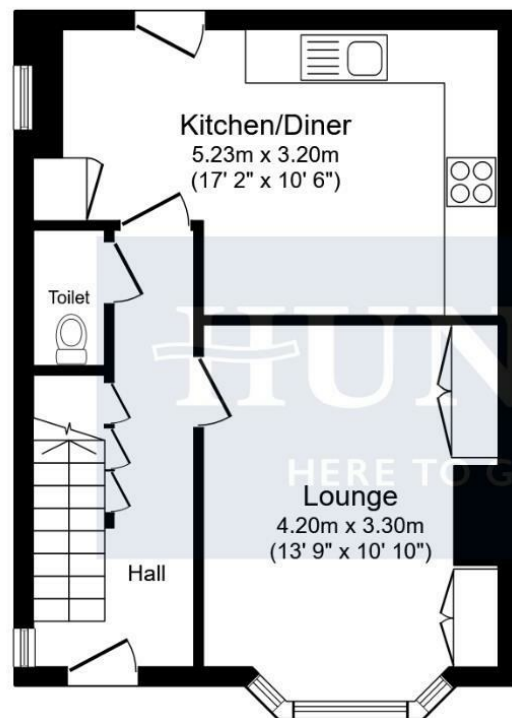
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

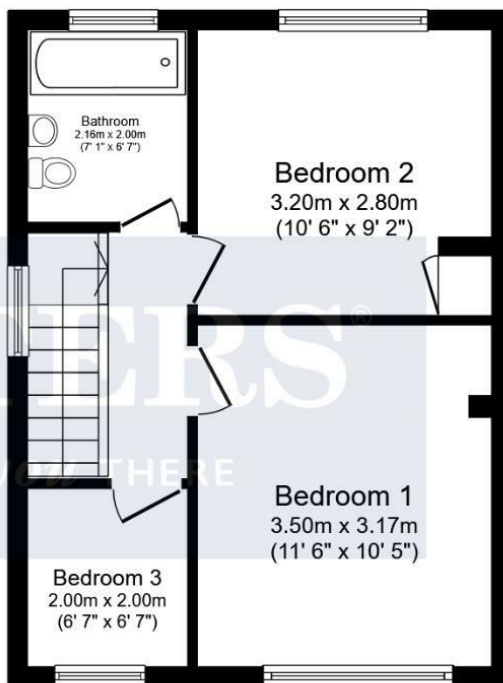


36 Eleanor Road, Harrogate, HG2 7AJ



Ground Floor

Floor area 37.8 sq.m. (406 sq.ft.)



First Floor

Floor area 37.1 sq.m. (399 sq.ft.)

Total floor area: 74.8 sq.m. (805 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

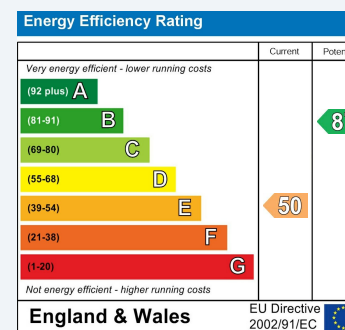
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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