



Burley Bank Road, Killinghall, Harrogate, HG3 2RZ

- RESIDENTIAL PARK HOME
- Rolling country side views
- Finished to a high specification
- Includes a private driveway for two cars
- Decking around the front and side
- Two-bedroom park home on a generously sized plot
- Open-plan living kitchen area
- Bedroom one with its own en suite
- Attractive Indian stone finished garden area
- Council Tax Band A

Guide Price £80,000



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DESCRIPTION

Located on Burley Bank Road, this two-bedroom park home set on a generously sized plot, the property boasts a well-designed layout that maximises space and light.

Upon entering, you will find a welcoming open plan living kitchen area that serves as an ideal space for relaxation or entertaining guests. The high specification finish throughout the home ensures a contemporary feel, making it a wonderful retreat. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation, bedroom one boasting from an en suite.

The property features a well-appointed bathroom, ensuring convenience for residents and visitors alike. Outside, you will discover a driveway that accommodates two cars, along with a lovely garden area, perfect for enjoying the fresh air or indulging in gardening pursuits.

One of the standout features of this park home is its proximity to Harrogate town centre, which is just a short distance away. This allows for easy access to a variety of shops, restaurants, and local amenities, making it an ideal location for those who appreciate both tranquillity and convenience.

EPC

Exempt because it is a park home

Material Information - Harrogate

Tenure Type: The property is neither Leasehold nor Freehold

Service charge £260pcm includes water

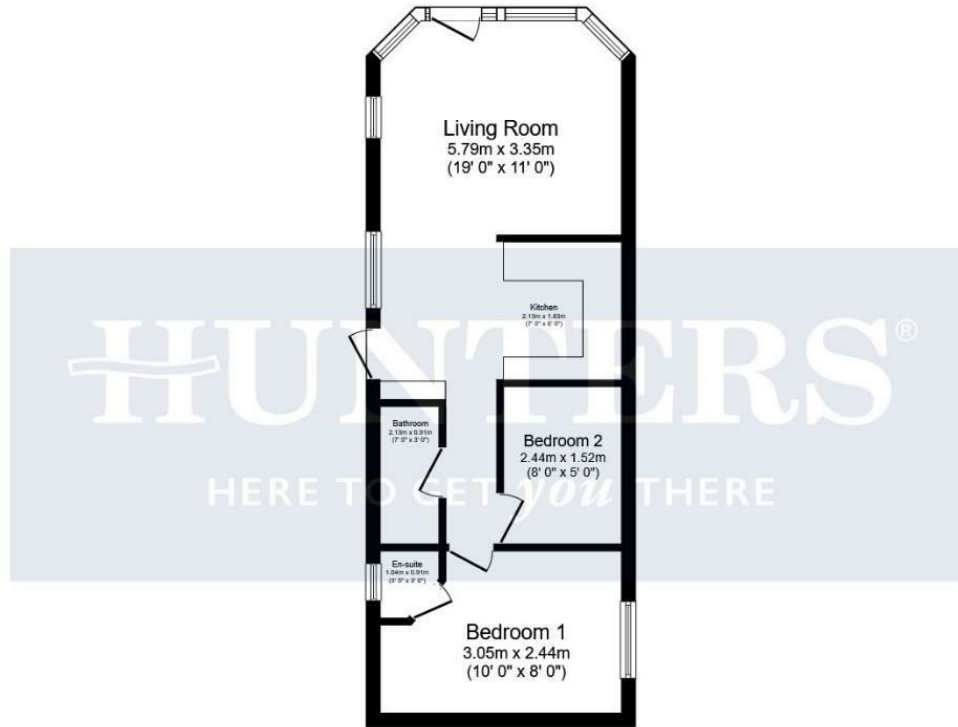
The property is purchased under a license agreement with the park

Council Tax Banding: A





5 Pinemoor, Burley Bank Road, Harrogate, Killinghall, HG3 2RZ, GB



Floor Plan

Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 39.6 sq.m. (426 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.



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

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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