



## Kingsley Close, Harrogate, HG1 4RA

- NO ONWARD CHAIN
- Three generously sized bedrooms
- Spacious and inviting reception room
- Modern bathroom
- Conveniently located close to local amenities
- Recently refurbished semi-detached house
- Driveway providing ample off road parking
- Low maintenance front & rear gardens
- Quiet cul-de-sac setting
- Council Tax Band C

**Guide Price £350,000**

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# Kingsley Close, Harrogate, HG1 4RA

## DESCRIPTION

NO ONWARD CHAIN. Welcome to this charming semi-detached house located on Kingsley Close in the picturesque town of Harrogate. This recently refurbished property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a wonderful extension of the home, providing a perfect setting for summer barbecues or quiet evenings under the stars.

For those with vehicles, the property includes a driveway with ample space for up to three cars, ensuring off-road parking is never a concern. This feature adds to the convenience of living in this lovely home.

Situated in a desirable area of Harrogate, this property is move-in ready, allowing you to settle in without delay. With its combination of modern amenities and a peaceful location, this semi-detached house is a fantastic opportunity for anyone looking to enjoy the best of what Harrogate has to offer. Don't miss your chance to make this delightful house your new home.



## EPC

Energy rating C

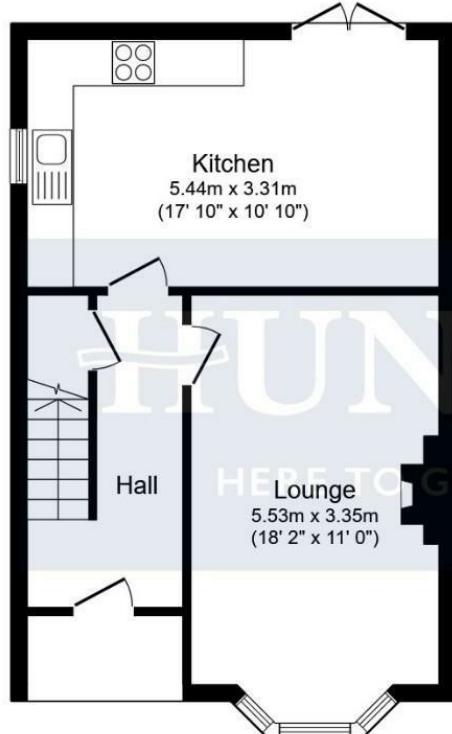
This property produces 3.7 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



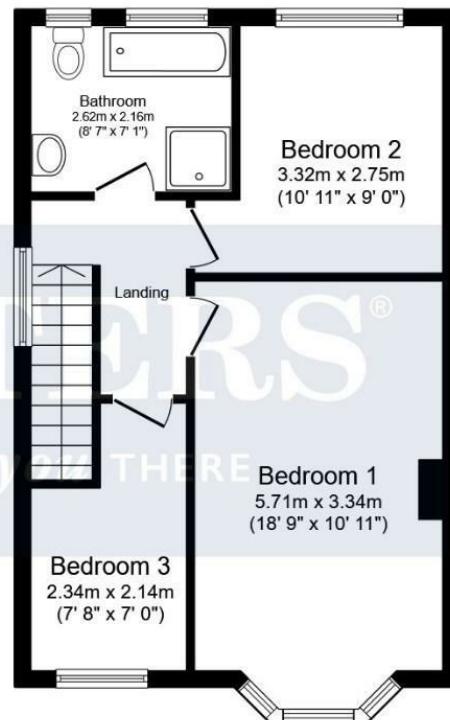


### Ground Floor

Floor area 45.4 sq.m. (489 sq.ft.)

Total floor area: 94.7 sq.m. (1020 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)



### First Floor

Floor area 45.4 sq.m. (489 sq.ft.)

### 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto: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		82
(81-91)	B		
(69-80)	C		69
(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.

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**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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