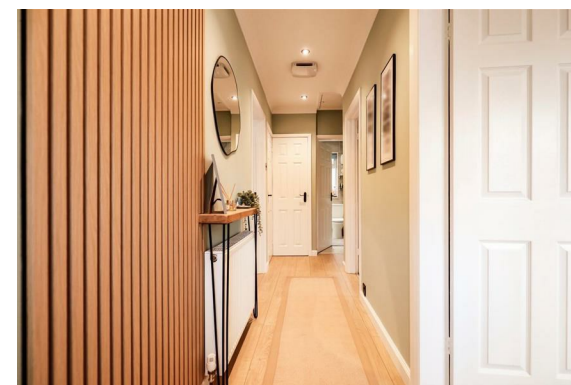




High Street, Harrogate, HG2 7LL

- Modernised three-bedroom detached bungalow
- Spacious lounge with bay window and log burner
- Modern shower room
- 'Envirovent' air purification system installed
- Sought-after location close to local amenities
- Generous corner plot with wrap-around gardens
- Separate dining room with access to the kitchen
- Gas central heating and UPVC double glazing throughout
- Gated driveway with parking for multiple vehicles
- Council Tax Band D

Guide Price £310,000



High Street, Harrogate, HG2 7LL

DESCRIPTION

An exciting opportunity to purchase a spacious and modern three-bedroom detached bungalow, occupying a generous corner plot with beautifully maintained wrap-around gardens.

Situated in a highly sought-after location and close to a variety of local amenities, this immaculately presented home has been modernised throughout and offers generous, versatile living space. An early viewing is highly recommended to fully appreciate the quality and setting of this superb property.

The accommodation benefits from extensive UPVC double glazing, gas central heating, and an 'Envirovent' air purification system, and briefly comprises:

A welcoming entrance hallway, a bright and spacious lounge with bay window and log burner, and double doors leading to a separate dining room, which in turn leads to the kitchen with door to the rear garden. The main hallway provides access to three well-proportioned bedrooms and a modern shower room.

Externally, the property is set well back from the road, with a gated driveway providing ample off-street parking for multiple vehicles. The surrounding gardens are a real highlight — extensive, mature, and beautifully landscaped, with patio areas, established flower beds, and fruit trees. The plot is fully enclosed with natural borders, offering a private and tranquil outdoor space ideal for relaxing or entertaining.



EPC

Energy rating D

This property produces 3.0 tonnes of CO2

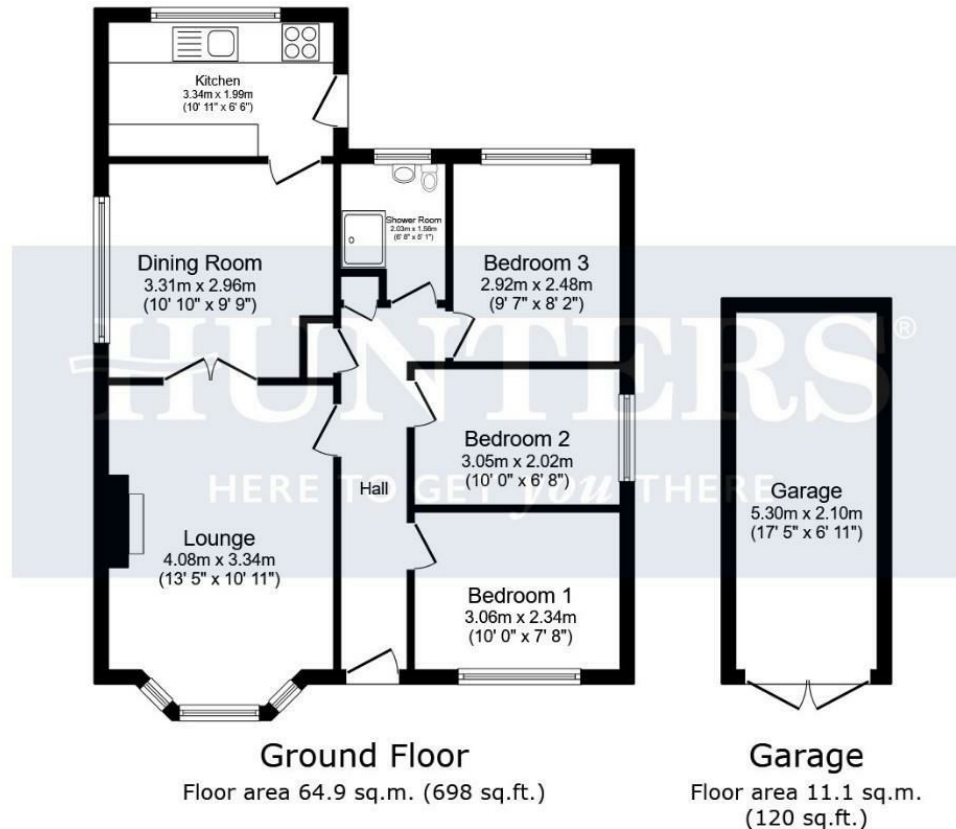
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D



101, High Street, Harrogate, HG2 7LL, GB



Total floor area: 76.0 sq.m. (818 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

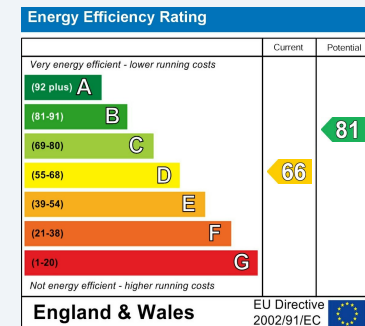
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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