



Roberts Crescent, Harrogate, HG1 2AY

- THREE DOUBLE BEDROOMS
- Ideal location in the suburb of Bilton
- In need of some modernisation
- Extensive gardens, chicken coop and sheds
- Detached single garage
- Semi detached property
- Perfect family home
- Extended living space
- Ample driveway parking
- Council Tax Band: B



Guide Price £250,000

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DESCRIPTION

A spacious three double bedroom property requiring some modernisation now available. Extended to create flexible accommodation the property benefits from a detached garage and generous garden. Located just off Skipton Road with the local amenities close by, as well as excellent bus routes, well regarded schools and a short distance to Harrogate Town Centre.

With UPVC double glazing and gas central heating, the property briefly comprises: Entrance into the hallway with door to the kitchen featuring a small utility cupboard and door through to the extended dining room. The spacious lounge features an extended snug area ideal as an office space or play area.

Stairs rise to the first floor landing with doors to the main bedroom and bedroom two both featuring built in wardrobes, and bedroom three, a third double room. The house bathroom features a three piece white suite with electric shower over the bath.

Outside to front, a driveway providing ample off-street parking, leading to the single garage and side gate to the rear garden. To the rear a magnificent garden with patio, lawn, ponds and a secret garden to the rear with a generous vegetable patch, sheds and chicken coop.

A viewing is highly recommended to appreciate the space available and gardens.



EPC

The energy rating for this property is D

This property produces 4.3 tonnes of CO2

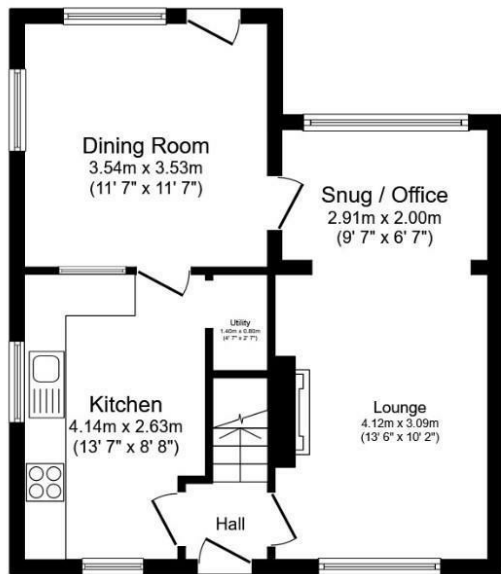
Material Information - Harrogate

Tenure Type: Freehold

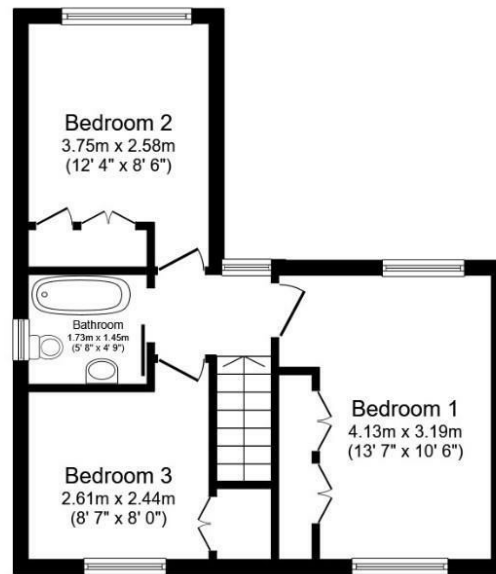
Council Tax Banding: B

UNREGISTERED PROPERTY - please enquire for more information

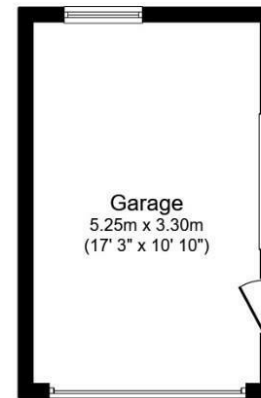




Ground Floor



First Floor



Garage

Total floor area 102.1 m² (1,099 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Viewings

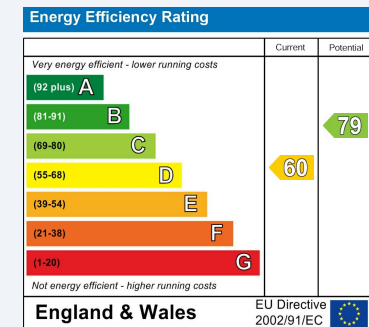
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

