



## Park House Green, Harrogate Guide Price £240,000

\*\*\* NO FORWARD CHAIN \*\*\*

A good-sized mid terrace home within this excellent location which includes three well-proportioned bedrooms and an open plan dining kitchen and is crucially available for sale with vacant possession and no forward chain.





### Accommodation

The property is entered via a uPVC double glazed door to the front elevation leading into the entrance hall.

The sitting room is located off the entrance hall and is spacious in size with a large uPVC window to the front elevation allowing light to flow into the room. There is also storage space under the stairs.

Double doors from the sitting room lead through into the open plan kitchen/diner which has a combination of base and wall storage units with heat resistant preparation surfaces incorporating a 1 & 1/2 sink with drying area. There is an integrated oven and five ring gas hob as well as space for a washing machine, fridge/freezer and dining table. The kitchen also has French doors to the rear elevation leading out to the garden.



Stairs from the entrance hall lead up to the first floor landing which gives access to the property's three well-proportioned bedrooms and the house bathroom. Bedrooms one and two are both double in size with bedroom three being single in size and which could easily be used as a home office space.

The house bathroom is fully tiled and comprises a three-piece suite including bathtub with waterfall shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

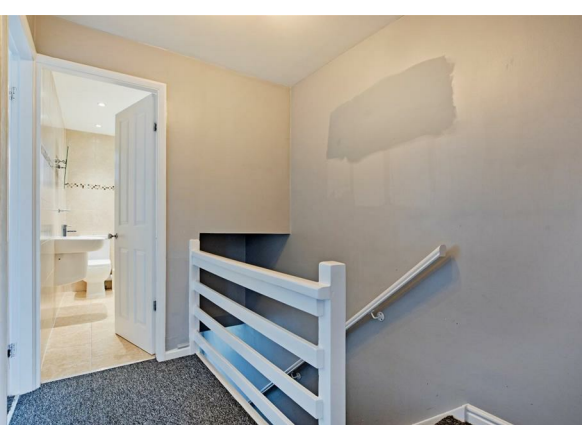


### To The Outside

The property has a low maintenance, enclosed rear garden which has a landscaped patio area and raised beds.

There is a further garden to the front of the property with stepped access leading down to the roadside.

The property is available for sale with no forward chain and it is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



### Energy Efficiency

The property's current energy rating is 75 C and has the potential to be improved to an EPC rating 80 C

### Useful Information

Tenure: Believed to be Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected.

Broadband Coverage: Up to 2300\* Mb download speed

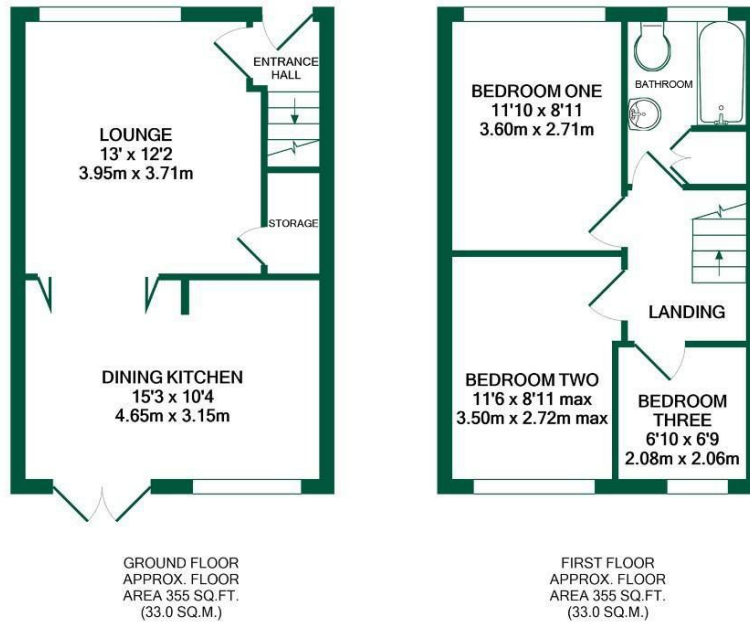
Council Tax: B - North Yorkshire Council

EPC Rating: C (75)

Current Planning Permission: No current valid planning permissions



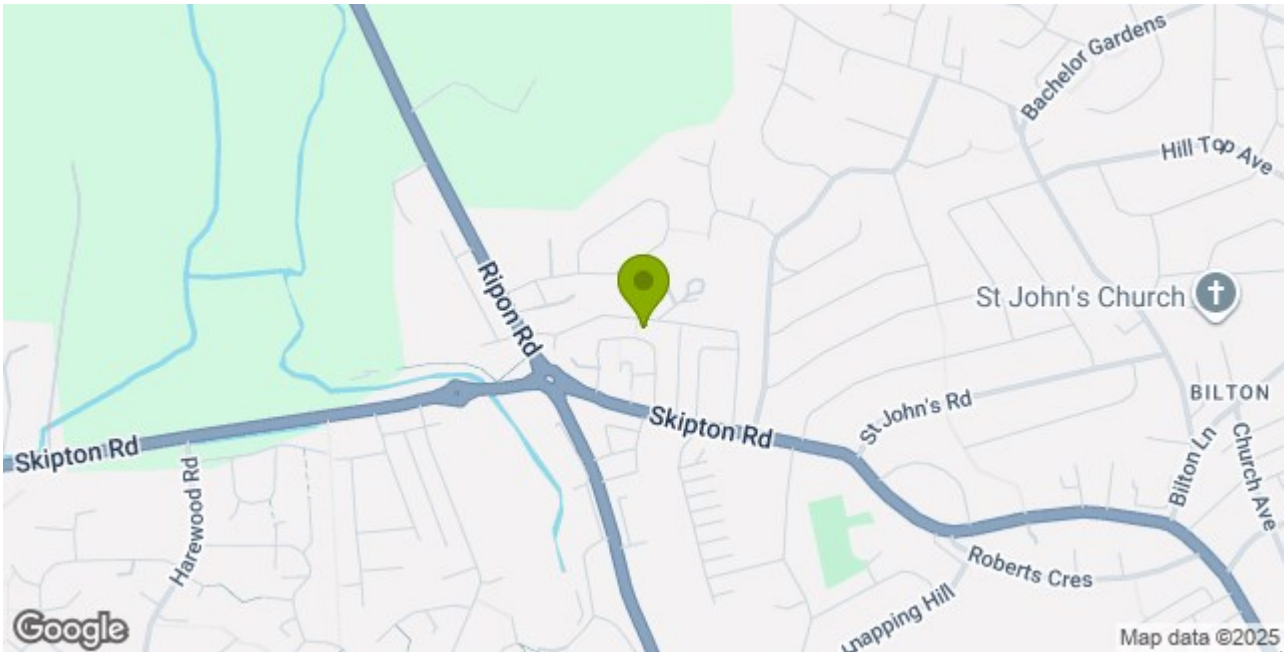
\* Download speeds vary by broadband provider so please check with them before purchasing



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TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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