



Nunnington Crescent, Harrogate, HG3 2UW

- NO ONWARD CHAIN
- Three well-sized bedrooms, two doubles and one single
- Garage for extern storage
- Close to local amenities and public transport links
- Early viewing highly recommended
- Detached house on a generous corner plot
- Large private garden at the back
- Off road parking for one car
- Practical kitchen and dining area
- Council Tax Band C

Guide Price £275,000



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DESCRIPTION

NO ONWARD CHAIN. Located on Nunnington Crescent, this detached home offers a practical and comfortable living space that's well-suited to families, couples, or professionals.

Inside, there are three well-proportioned bedrooms, two spacious doubles and a single room that could easily be used as a home office. The kitchen and dining area provide a functional space for everyday meals or entertaining, while the separate lounge offers a quiet place to relax. The bathroom is well-maintained and serves the home's needs effectively.

Outside, the property sits on a generous corner plot with a private garden, ideal for enjoying some outdoor space without too much upkeep. There's also off-road parking for one car and a garage offering additional storage.

Conveniently located close to local amenities and just a short distance from Harrogate town centre, this property combines the benefits of a peaceful residential area with easy access to shops, restaurants, and transport links.

A solid option for anyone looking to settle in a well-connected and desirable part of town.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

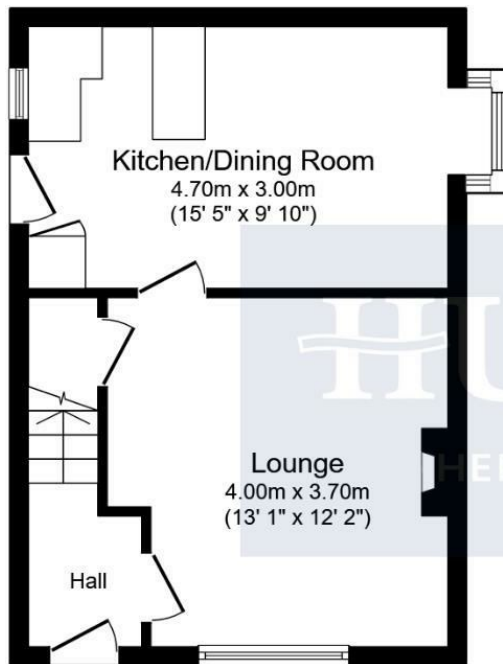
Tenure Type: Freehold

Council Tax Banding: C



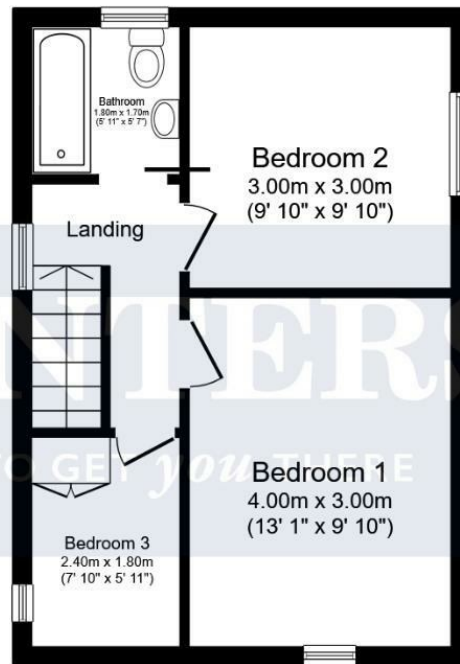


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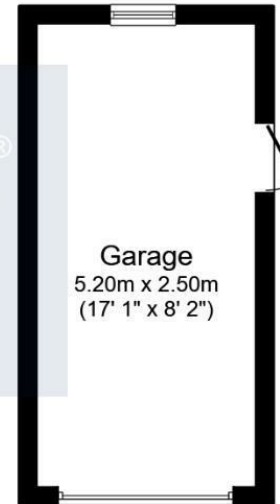
Ground Floor

Floor area 34.6 sq.m. (372 sq.ft.)



First Floor

Floor area 34.1 sq.m. (367 sq.ft.)



Garage

Floor area 13.3 sq.m. (143 sq.ft.)

Total floor area: 81.9 sq.m. (882 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

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.

