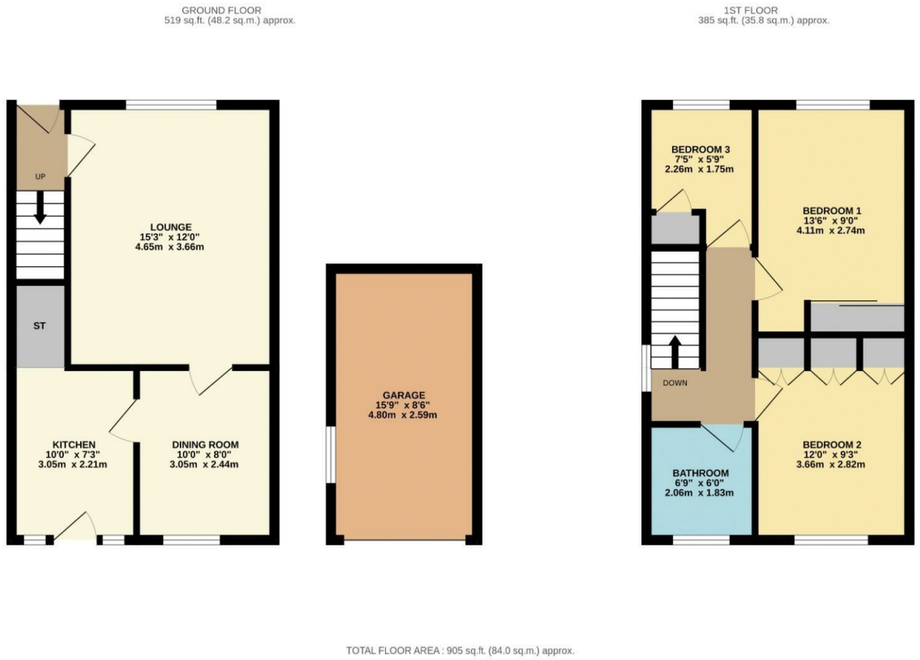
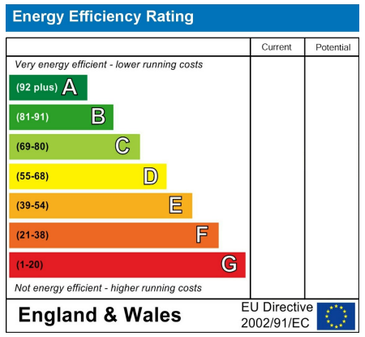
Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main Ripon Road and turn right onto Coppice Avenue and second left into Coppice Way where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board

Council Tax Band C Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£279,000

55 Coppice Way, Harrogate, HG1 2DJ

3 Bedroom House - Semi-Detached

A three bedroom semi detached house with single detached garage located in a popular residential area close to local shops and a primary school.
No chain involved.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With cavity wall insulation and replacement windows this well presented property briefly comprises; entrance hall, lounge with an electric fire separate dining room and fitted kitchen with a Belling double oven and four ring gas hob. There is also a useful under stairs store.

At the first floor there are three bedrooms two with useful storage cupboards and one with a Worcester Bosch boiler.

There is a house bathroom with an electric Mira sport shower over the bath.

Outside there are low maintenance gardens with a block paved driveway with a useful water tap. There is a detached single garage with electric light and power (15'9 x 8'6). There are two aluminium framed greenhouses plus a garden shed and the rear garden forms a very pleasant peaceful sitting area.

The property is located a short distance away from a popular primary school and a range of shops that cater for most daily needs.

Harrogate is a popular town that features a good road and rail network that connects the traveller and commuter to Leeds York and London.

















