Hill Top Rise, Harrogate, HG1 3BW

- Three bedroom semi detached property
- Two reception rooms
- Two bathrooms
- View to surrounding countryside
- Early viewing highly recommended
- Sought after cul-de-sac location
- Modern kitchen
- Large, private rear garden
- Driveway and detached garage
- Council Tax Band C

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Guide Price £325,000

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DESCRIPTION

Located on Hill Top Rise, this semi-detached house offers a perfect blend of comfort and style. With three well-appointed reception rooms, this home provides ample space. The property boasts four spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

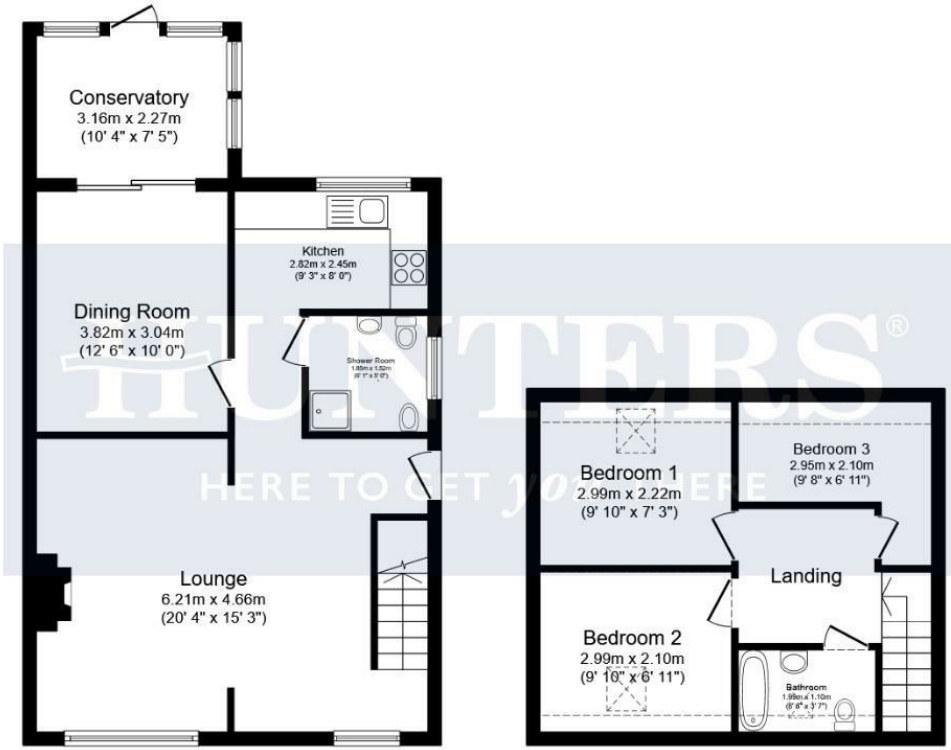
The separate kitchen and dining area is designed for both functionality and social gatherings, allowing for enjoyable family meals or dinner parties with friends. One of the standout features of this property is the lovely private rear garden, complete with a pizza oven, perfect for al fresco dining and summer gatherings.

For those with vehicles, the property includes a driveway for off-road parking, along with a detached garage, providing additional storage or workshop space. With its desirable location in Harrogate, known for its beautiful parks, excellent schools, and vibrant community, this semi-detached house is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood.

EPC
Energy rating C
This property produces 2.6 tonnes of CO_2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: C

26, Hill Top Rise, Harrogate, HG1 3BW, GB



Ground Floor
Floor area 60.8 sq.m. (654 sq.ft.)

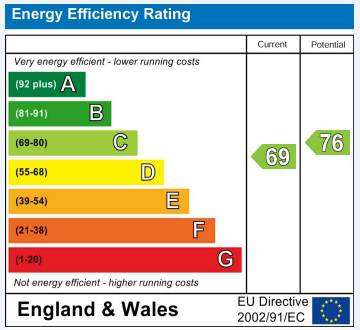
First Floor
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 93.4 sq.m. (1,005 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

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.

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.

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