



Clint Terrace, Shaw Mills, Harrogate, HG3 3HW

- Situated in the charming village of Shaw Mills
- Ideal for first-time buyers, downsizing or investors
- Practical layout with separate utility room and ground floor WC
- Two comfortable bedrooms offering peaceful retreats
- Ample storage throughout the property including a boarded loft
- Full of character with a warm and inviting atmosphere
- Beautiful views of the surrounding rolling countryside
- Private garden and parking space at the rear of the property
- Perfect opportunity for a lifestyle in the Yorkshire countryside
- Council Tax Band C

Guide Price £225,000



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DESCRIPTION

Located in the charming village of Shaw Mills, this delightful two-bedroom mid-terrace house on Clint Terrace offers a perfect blend of character and modern living. Ideal for first-time buyers or those looking to downsize, this property boasts a warm and inviting atmosphere that is sure to make you feel at home.

Upon entering, you will find a spacious reception room that flows seamlessly into a well-appointed dining and kitchen area, perfect for entertaining family and friends. The utility room and convenient WC add to the practicality of the layout, ensuring that everyday living is both comfortable and efficient.

The two bedrooms provide space for relaxation and ample built in storage space, while the bathroom is thoughtfully designed to cater to your needs. One of the standout features of this lovely home is the stunning views of the rolling countryside, which can be enjoyed from various vantage points throughout the property.

Step outside to discover your own well stocked garden, a tranquil space where you can unwind and appreciate the beauty of the surrounding landscape. This outdoor area is perfect for gardening enthusiasts or simply enjoying a peaceful afternoon in the sun. There is also a private parking space at the rear of the property.

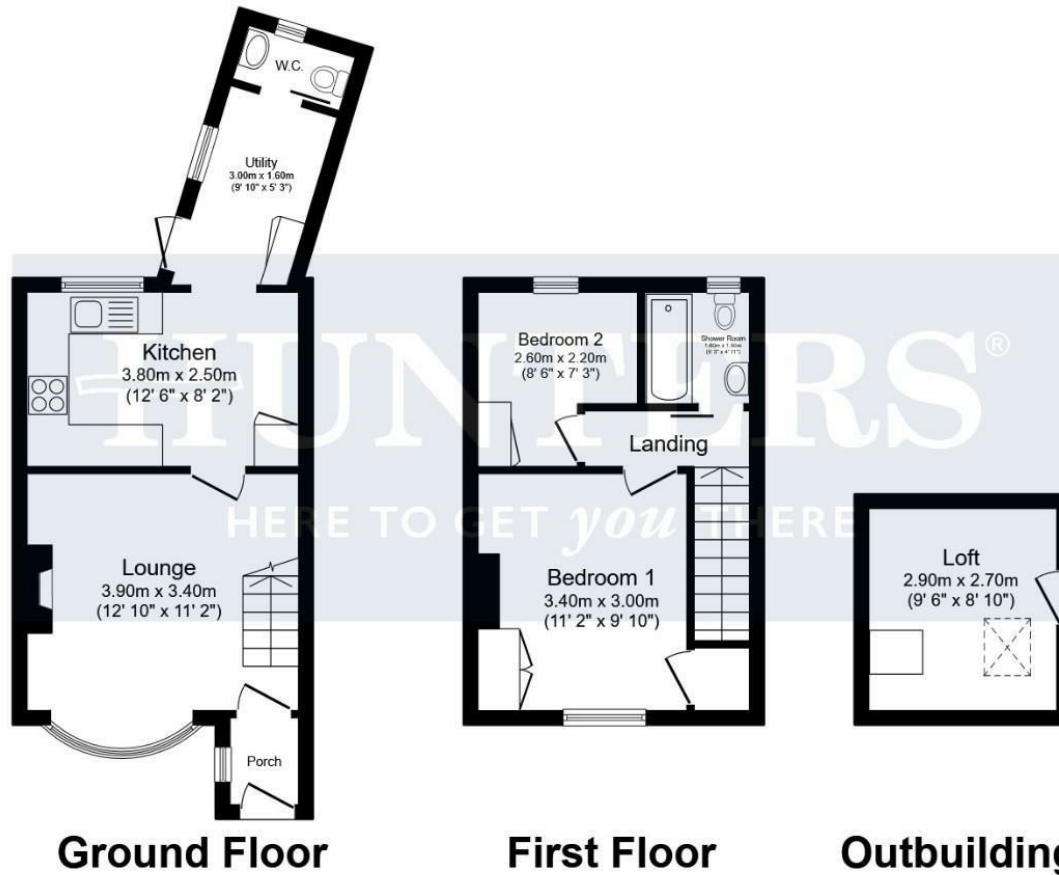
With its characterful charm and picturesque setting, this mid-terrace house is a wonderful opportunity for those seeking a serene lifestyle in the heart of the Yorkshire countryside. Don't miss your chance to make this enchanting property your new home.



EPC
Energy rating F
This property produces 3.5 tonnes of CO2

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





Total floor area 62.8 sq.m. (676 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 propertybox.io



Viewings

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

Valuations

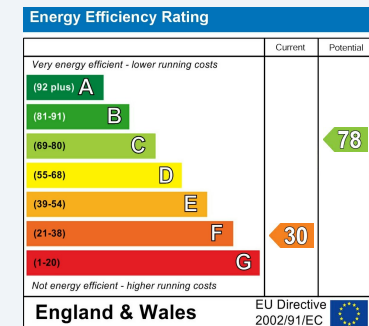
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

