



## Wentworth Drive, Harrogate, HG2 7LA

- Requires renovation and modernisation
- Spacious rooms throughout offering flexible living space
- Driveway with parking for multiple cars
- Ideal project for buyers looking to personalise their home
- Good transport links nearby
- Three-bedroom semi-detached house
- Large front and rear gardens with plenty of outdoor space
- Situated in a highly sought-after Harrogate location
- Close to local amenities, schools, and parks
- Council Tax Band C

**Guide Price £240,000**





# Wentworth Drive, Harrogate, HG2 7LA

## DESCRIPTION

This spacious three-bedroom semi-detached house offers a fantastic opportunity to acquire a property in one of Harrogate's most sought-after residential locations. Although in need of some renovation and modernisation, this home presents excellent potential for buyers looking to create a bespoke family residence tailored to their own style and requirements.

The property benefits from generously proportioned rooms throughout, providing a versatile and flexible living space. Whether you're planning to create an open-plan kitchen/dining area, extend the living room, or design your ideal home office, the layout offers plenty of scope to make it your own.

Set on a large plot with substantial gardens both to the front and rear, there is ample outdoor space to enjoy. The sizeable rear garden is perfect for family gatherings, gardening enthusiasts, or children to play safely. The front garden adds to the overall curb appeal and offers further scope for landscaping or additional parking if desired.

A driveway at the front of the property provides parking for multiple vehicles, a valuable feature in this popular residential area.

Located in a well-established and desirable neighbourhood, the home benefits from excellent proximity to local amenities, reputable schools, parks, and convenient transport links, ensuring everyday essentials and leisure activities are all within easy reach.

This property is an ideal opportunity for first-time buyers, families, or investors who are willing to undertake some work to unlock its full potential in a prime Harrogate location.

Early viewing is highly recommended to appreciate the size, potential, and excellent location this property has to offer.



### EPC

Energy rating E

This property produces 6.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

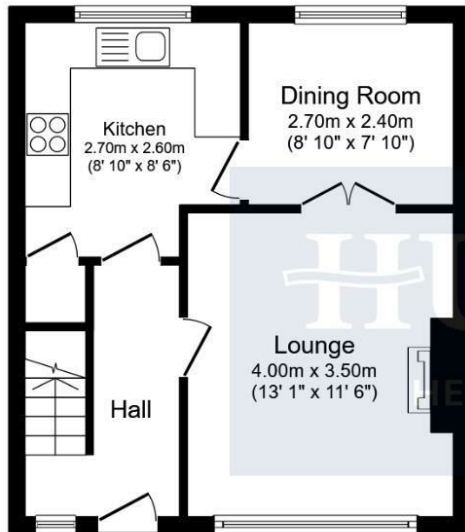
Council Tax Banding: C





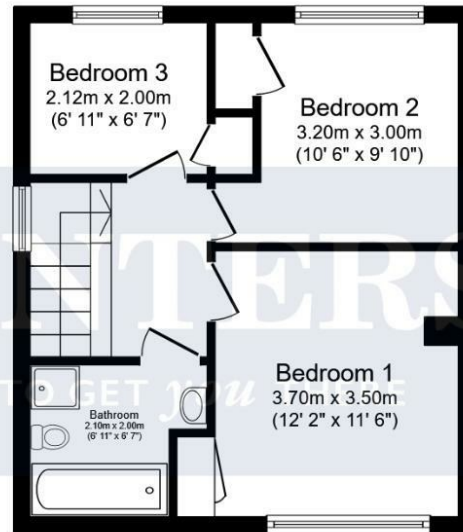


36, Wentworth Drive, Harrogate, HG2 7LA, GB



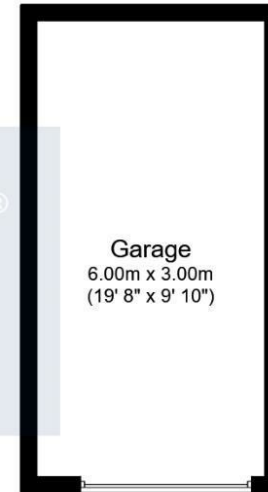
Ground Floor

Floor area 36.6 sq.m. (394 sq.ft.)



First Floor

Floor area 36.6 sq.m. (394 sq.ft.)



Garage

Floor area 18.0 sq.m. (194 sq.ft.)

Total floor area: 91.2 sq.m. (982 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](http://www.Propertybox.io)

### Viewings

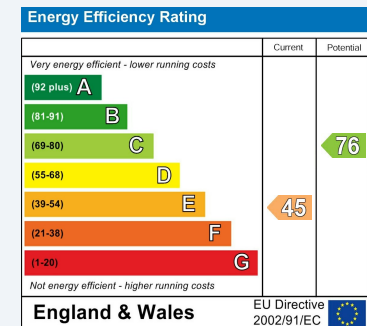
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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