Coppice Rise, Harrogate, HG1 2DP

- Semi-detached home located on the popular Coppice Rise
- Spacious lounge with room for both seating and dining
- Driveway providing off-street parking for two cars
- garden / courtyard to the rear of the property
- Early viewing highly recommended
- Three generously sized double bedrooms, ideal for families
- Bright and airy living space enhanced by excellent natural light
- Garage offering valuable additional storage
- Close to local amenities, schools, and green spaces
- Council Tax Band C

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Asking Price £240,000

Coppice Rise, Harrogate, HG1 2DP

DESCRIPTION

Located on Coppice Rise, this semi-detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed bathroom caters to all your needs, ensuring a relaxing retreat at the end of the day.

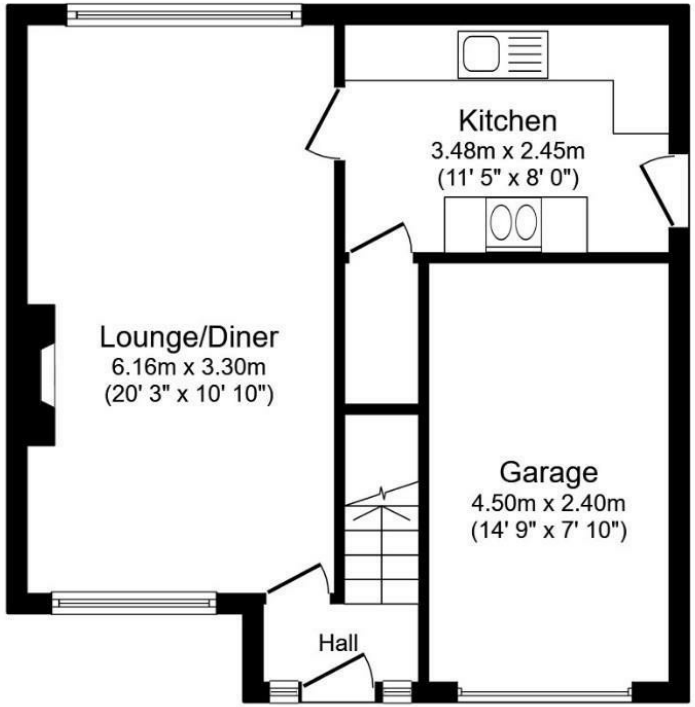
As you enter, you are welcomed into a spacious lounge room, which provides ample room for a dining table, making it an excellent space for entertaining friends and family. The natural light that floods this area creates a warm and inviting atmosphere, perfect for both relaxation and social gatherings.

The property also boasts a driveway that accommodates two cars, along with a garage that offers additional storage solutions, a valuable feature in today’s busy lifestyle. The rear garden / courtyard presents a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day.

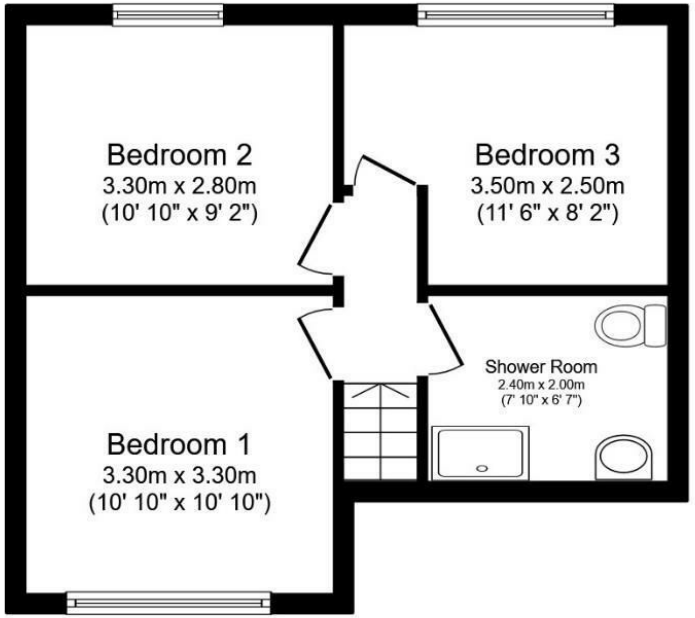
Located in the picturesque town of Harrogate, known for its stunning architecture and vibrant community, this home is well-positioned to take advantage of local amenities, schools, and parks. Whether you are looking to settle down or invest, this property represents a wonderful opportunity to enjoy a comfortable lifestyle in one of North Yorkshire's most sought-after locations. Don’t miss the chance to make this charming house your new home.

EPC
Energy rating TBC
This property produces TBC tonnes of CO2

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



Ground Floor



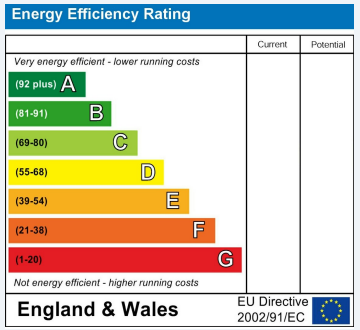
First Floor

Total floor area 83.8 sq.m. (902 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 www.focalagent.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.



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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