



Nunnington Crescent, Harrogate, North Yorkshire, HG3 2UW

- Two-bedroom semi-detached house on Nunnington Crescent
- Two spacious double bedrooms
- Separate cosy lounge for relaxation
- Driveway parking for one car
- Close to local amenities and transport links
- Ideal for small families or professionals
- Well-appointed kitchen and dining area
- Private rear garden for outdoor enjoyment
- Garage providing additional storage
- Council Tax Band B

Guide Price £250,000



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DESCRIPTION

Located on Nunnington Crescent, this two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for small families or professionals, the property features two spacious double bedrooms, ensuring ample space for relaxation and rest.

The heart of the home is a well-appointed kitchen and diner, perfect for family meals and entertaining guests. Adjacent to this, a separate lounge provides a cosy retreat for unwinding after a long day. The layout is thoughtfully designed to maximise both space and functionality, making it an inviting environment for everyday living.

Step outside to discover a private garden at the rear of the property, an ideal spot for enjoying the outdoors, whether it be for gardening, play, or simply soaking up the sun. Additionally, the property boasts driveway parking for one car, along with a garage that offers extra storage solutions, catering to all your needs.

Conveniently located, this home is within easy reach of local amenities and transport links, making it an excellent choice for those who value accessibility and community. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to settle in the picturesque town of Harrogate.

EPC

Energy rating D

This property produces 4.5 tonnes of CO2

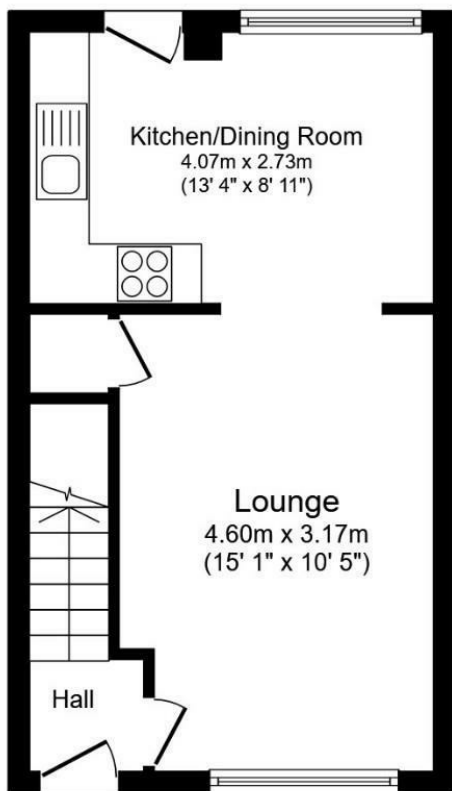
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

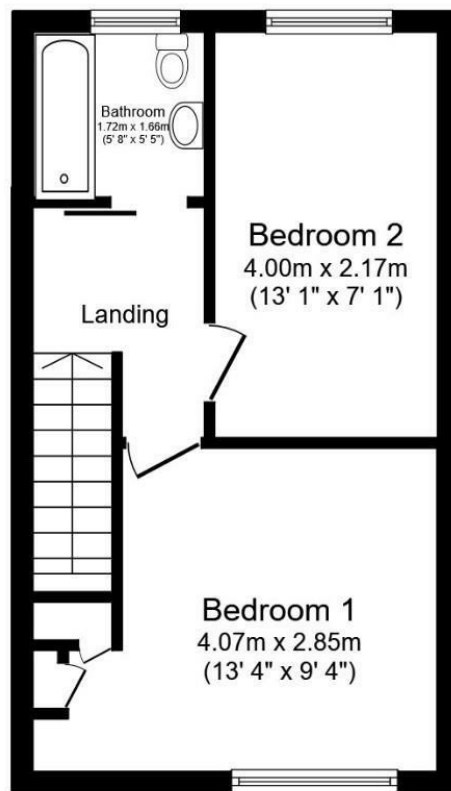




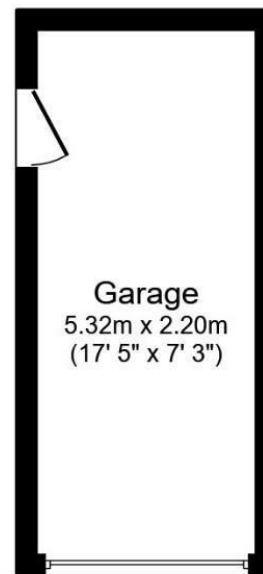


Ground Floor

Total floor area 72.1 sq.m. (776 sq.ft.) approx



First Floor



Garage

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

Viewings

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

Valuations

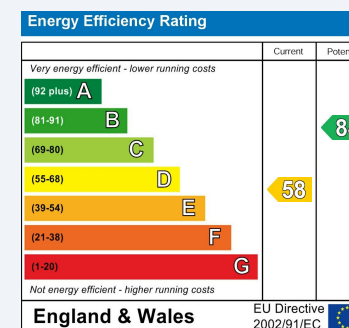
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.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.

