



Diamond Place, Harrogate, HG1 4QH

- Well-presented house located on Diamond Place
- Three well-proportioned bedrooms
- Practical kitchen conveniently positioned within the layout
- Close proximity to local shops and everyday amenities
- Early viewing highly recommended
- Excellent opportunity for first-time buyers
- Separate lounge providing a cosy area for relaxation
- Private rear courtyard offering a peaceful outdoor retreat
- Well connected with easy access to transport links and schools
- Council Tax Band B

Guide Price £250,000



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DESCRIPTION

Located on Diamond Place, this house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The layout includes two reception rooms, which offer versatility for both entertaining guests and enjoying quiet family time.

The separate lounge and dining room create distinct areas for leisure and dining, while the kitchen is conveniently situated to cater to your culinary needs. A notable feature of this home is the private courtyard at the rear, perfect for enjoying the outdoors in a tranquil setting, whether it be for morning coffee or evening gatherings.

Additionally, the property is ideally located close to local amenities and transport links, ensuring that you have easy access to shops, schools, and public transport. This combination of comfort, convenience, and charm makes this house a wonderful choice for those looking to establish their first home in the picturesque town of Harrogate.

EPC

Energy rating D

This property produces 4.4 tonnes of CO₂

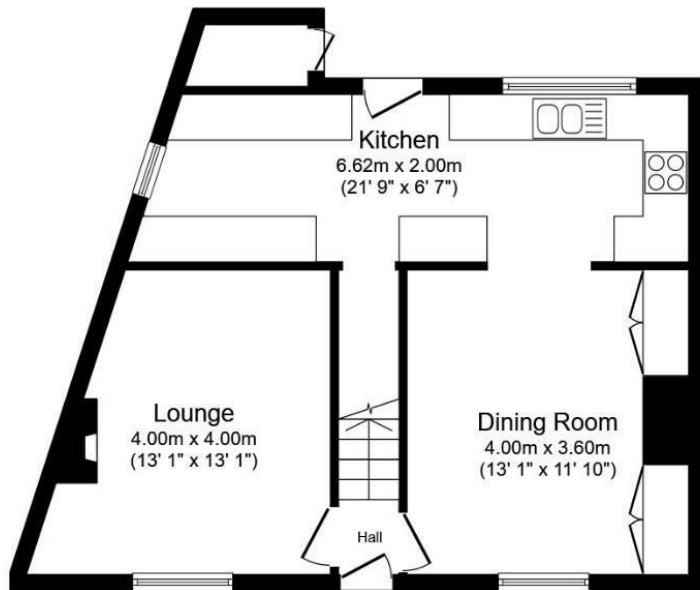
Material Information - Harrogate

Tenure Type: Freehold

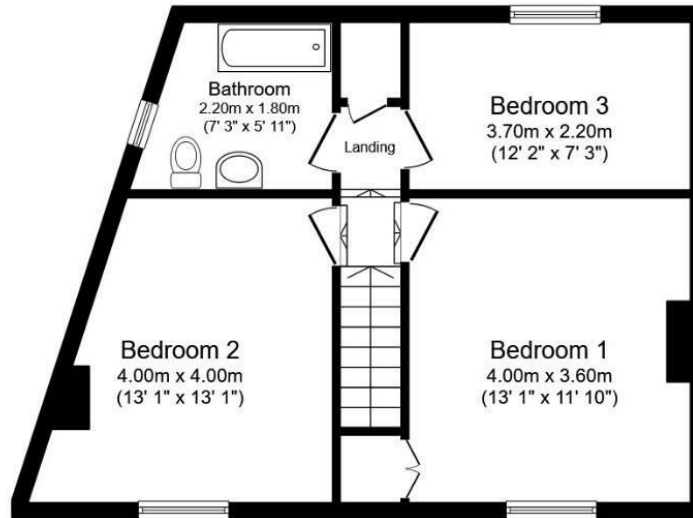
Council Tax Banding: B







Ground Floor



First Floor

Total floor area 98.1 sq.m. (1,056 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

Viewings

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

Valuations

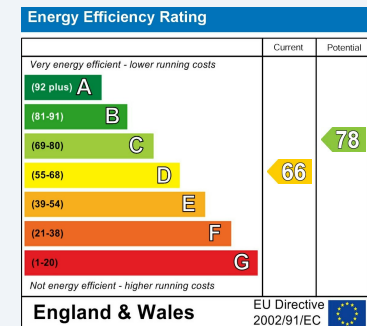
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
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.

