



Eleanor Road, HARROGATE HG2 7AH

welcome to

Eleanor Road, HARROGATE

Guide Price £325,000 - £335,000 - PERFECT FTB/FAMILY HOME, MODERN and WELL PRESENTED THREE BEDROOM SEMI DETACHED with a COSY LOUNGE, MODERN KITCHEN/DINER, ENSUITE to master bedroom and HOUSE BATHROOM. DOUBLE DRIVEWAY, GARAGE and LAWNED GARDEN to the rear with DECKED SEATING AREA.

Entrance Hall

Double glazed door to the front, stairs leading to the first floor landing, gas central heating radiator, understairs storage cupboard. Door leading into the lounge and kitchen/diner.

Lounge

Double glazed bay window to the front, electric fire, gas central heating radiator, built-in cupboards and shelves.

Kitchen/Diner

Has a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven and microwave, washing machine, tumble dryer, dishwasher and tall fridge freezer, spot lights, gas central heating radiator, double glazed window to the rear, double glazed door to the side. Dining area has double glazed sliding patio doors leading out to the rear garden.

First Floor Landing

Loft access and airing cupboard.

Bedroom One

Double glazed window to the front, gas central heating radiator, access into the ensuite.

Ensuite

Modern ensuite with shower cubicle, low level flush WC, wash hand basin with vanity unit, fully tiled walls, extractor fan.

Bedroom Two

Double glazed window to the rear, gas central heating radiator, fitted cupboards and shelves.

Bedroom Three

Double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, double glazed window to the rear.

Garage

Up and over door, two windows to the side.

Exterior

Double driveway, providing ample off street parking, pathway leading to the front door with garden area and to the rear is a enclosed lawned garden with mature fruit trees and shrubs, decked seating area and fence boundaries, perfect space for the family to enjoy.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





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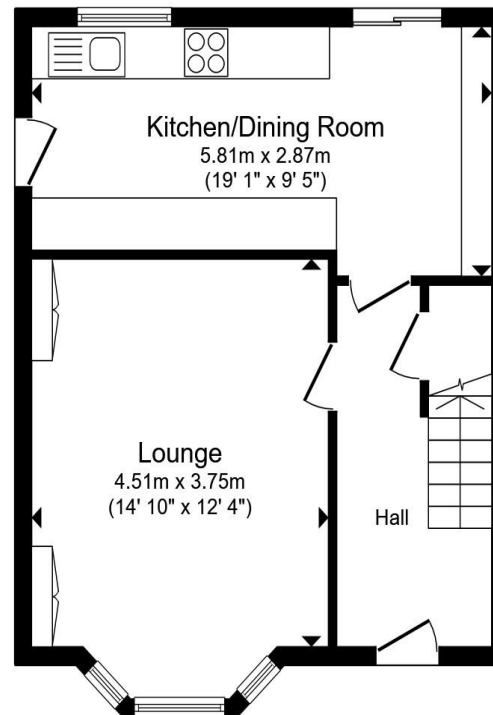
Eleanor Road, HARROGATE

- Guide Price £325,000 - £335,000
- Three bedroom semi detached
- Modern and well presented
- Gardens to front and rear
- Double driveway and garage

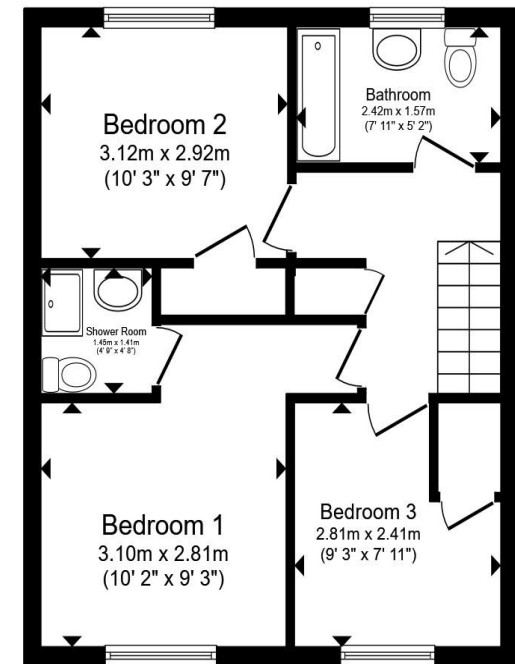
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£325,000



Ground Floor



First Floor

Total floor area 83.9 m² (904 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.propertybox.io


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Property Ref:
HRG107944 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk