St. Clements Road, Harrogate, HG2 8LU

- Highly sought-after location on St. Clements Road
- Three well-proportioned bedrooms
- Driveway for off road parking
- Walking distance to local schools, shops, and public transport links
- Early viewing highly recommended
- Charming semi-detached family home
- Bright and airy lounge with large windows
- Private garden to the rear of the property
- Conservatory providing additional living space
- Council Tax Band D

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Guide Price £425,000

St. Clements Road, Harrogate, HG2 8LU

DESCRIPTION

Situated in the highly sought-after area of the 'Saints', this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, including two spacious double rooms and a comfortable single, this property is designed to accommodate a variety of living arrangements.

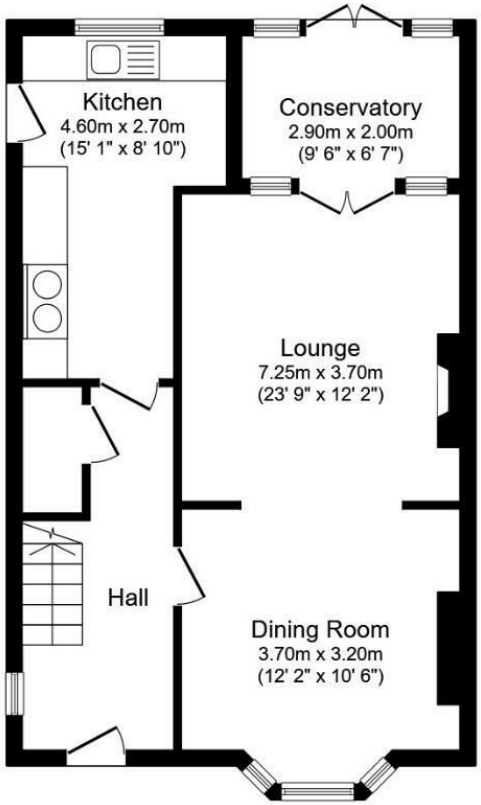
Upon entering, you are welcomed into a bright and airy lounge that seamlessly flows into a generous dining area, providing ample space for entertaining guests or enjoying family meals. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. Additionally, a delightful conservatory at the rear of the property offers a tranquil space to relax, with direct access to the private rear garden, perfect for outdoor gatherings or quiet moments in nature.

The property also features a well-appointed bathroom and the convenience of off-road driveway parking for up to four vehicles, ensuring that parking is never a concern.

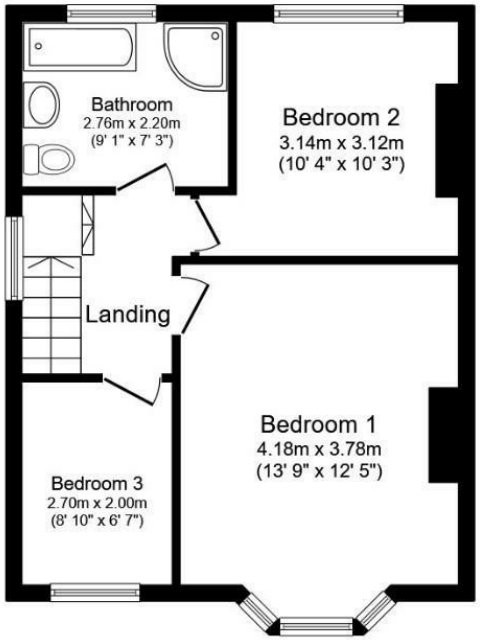
Situated within walking distance to local schools, shops, and public transport links, this home is ideally located for those who value accessibility and community.

EPC
Energy rating D
This property produces 3.7 tonnes of CO_2

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



Ground Floor



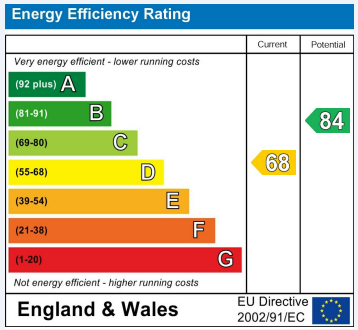
First Floor

Total floor area 99.9 sq.m. (1,075 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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