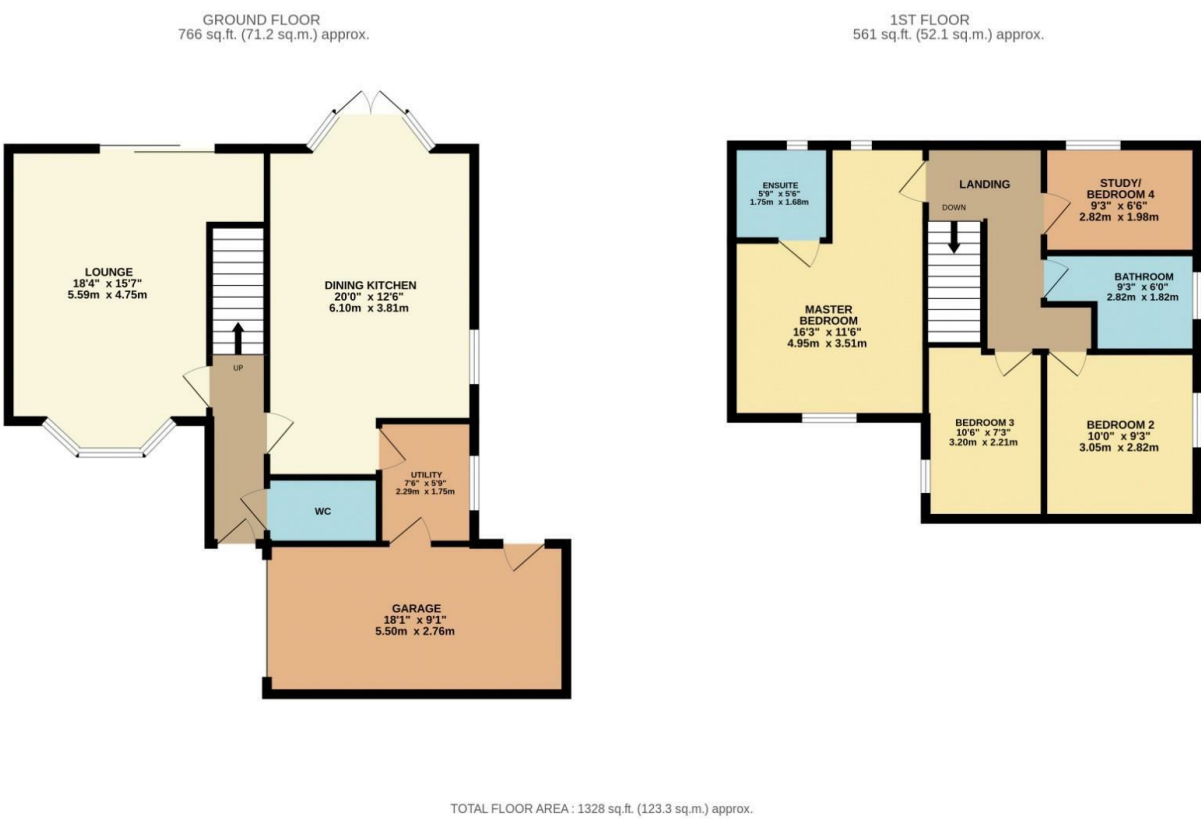
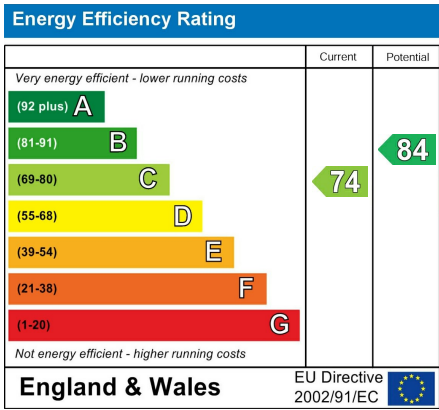


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road and turn right onto Lancaster Park Road. Follow the road past the Hospital entrance and turn left into the cut de sac where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£475,000

53A Lancaster Park Road, Harrogate, HG2 7SN 4 Bedroom House

A well presented four bedroomed detached family home benefitting from spacious living accommodation throughout, situated on a quiet cut de sac in a superb location on the fringes of Harrogate's town centre and it wide range of amenities and also fantastic transport links. NO ONWARD CHAIN.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and Upvc double glazing throughout the living accommodation comprises, entrance hallway, spacious lounge with feature fireplace and double doors leading out to the garden, open plan dining kitchen with integrated appliances, Bosch electric hob, Bosch single oven and granite worktops, downstairs w/c, separate utility room with an integral door leading into the single garage.

On the first floor the landing leads to the Master bedroom with built in wardrobes and ensuite shower room with walk in shower, w/c and hand basin, second double bedroom, third and fourth good sized bedrooms and a modern house bathroom with shower over the bath, w/c and hand basin.

Outside the property benefits from a corner plot with being at the head of a quiet cul de sac, with lawns, well stocked flower beds, multiple seating areas and also opportunities for future development subject to planning consent. There is a driveway offering off street parking for multiple vehicles and leads to the single garage.

