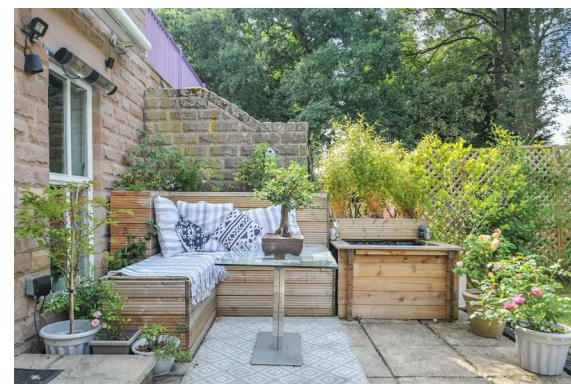




Nickols Lane, Spofforth, Harrogate, HG3 1WE

- Stunning mews style home
- Two allocated parking spaces
- Bespoke German kitchen
- En-suite to main bedroom
- Downstairs shower room
- Delightful 5 Acre parkland setting
- Additional visitor parking
- Open plan reception room
- South-facing Garden
- Council Tax Band E

By Auction £350,000



Nickols Lane, Spofforth, Harrogate, HG3 1WE

DESCRIPTION

*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION *
GUIDE PRICE £350,000 * BIDDING CLOSES 12 AUGUST 3PM *
RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL
INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

This stunning mid terrace house set within a beautiful five-acre parkland, this property is perfect for those seeking a tranquil lifestyle while still being close to local amenities.

The home boasts an open plan reception room, providing ample space for relaxation and entertaining. With three well-appointed bedrooms, each designed to offer comfort and privacy, this residence is ideal for families or those looking to accommodate guests. The property features three bathrooms, ensuring convenience for all occupants.

One of the standout features of this townhouse is its south-facing garden, which invites an abundance of natural light and creates a warm, inviting atmosphere. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

For those with vehicles, the property includes two allocated parking spaces, making it easy to come and go as you please. The combination of a serene setting and modern amenities makes this home a rare find in the Harrogate area.

EPC
In summary, this exceptional townhouse on Nickols Lane is a perfect opportunity for anyone looking to enjoy a peaceful lifestyle in a beautiful setting, without compromising on comfort and convenience. Don't miss the chance to make this delightful property your new home.

More Information - Harrogate

Tenure Type: Leasehold

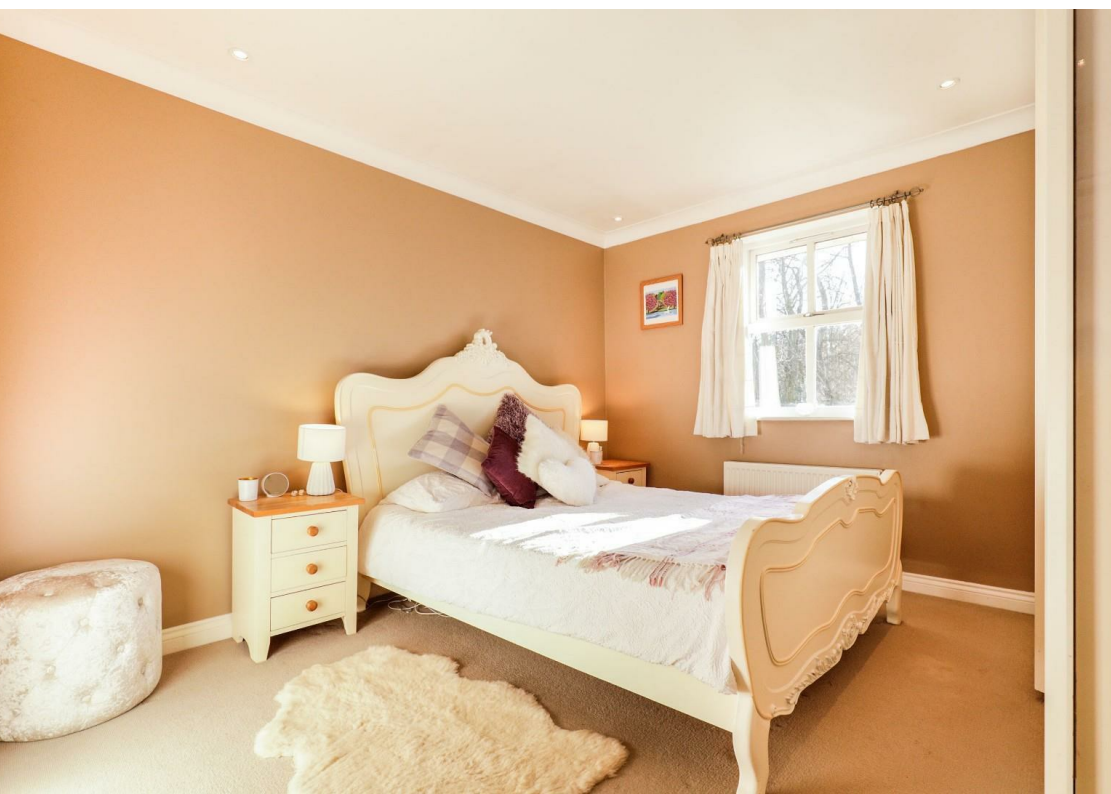
Leasehold Years remaining on lease: 975

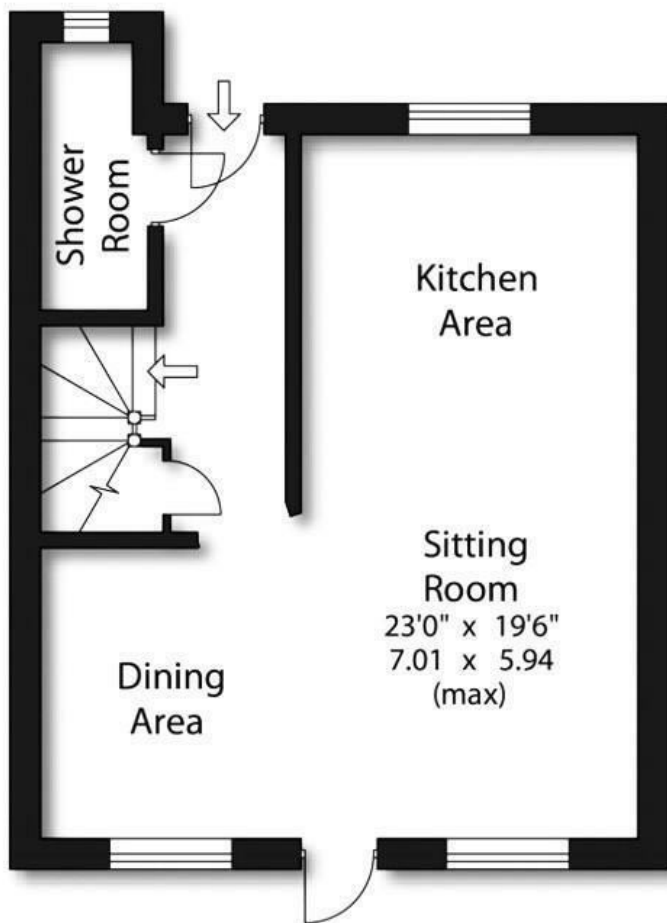
Leasehold Annual Service Charge Amount £1,600 per annum

Leasehold Ground Rent Amount £100 per annum

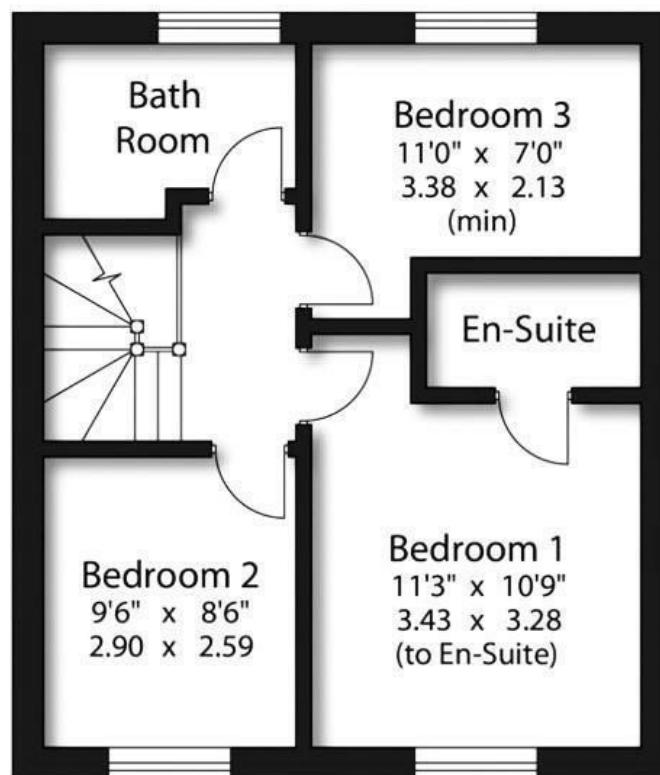
Council Tax Banding: E







Ground Floor



First Floor

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.