



25 Hambleton Road, Harrogate

£235,000



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A spacious three bedroom semi-detached home, occupying a generous plot with driveway and enclosed rear garden, situated on the edge of Harrogate town centre. The property enjoys a quiet position just off Claro Road, close to the Stray and well served by excellent local amenities including shops, cafés and public houses. The well proportioned accommodation extends over two floors and includes a spacious sitting room, kitchen with dining area, utility and downstairs WC, together with three bedrooms and a bathroom. The property offers excellent potential for a range of purchasers.

OUTSIDE

A driveway provides off-road parking.

To the rear there is a very good sized enclosed garden laid mainly to lawn with patio area and garden shed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

The accommodation opens into a reception hall leading through to a spacious sitting room with a large window to the front and a gas fire.

There is a kitchen with dining area, fitted with a range of units and providing space for appliances, together with a useful fitted cupboard.

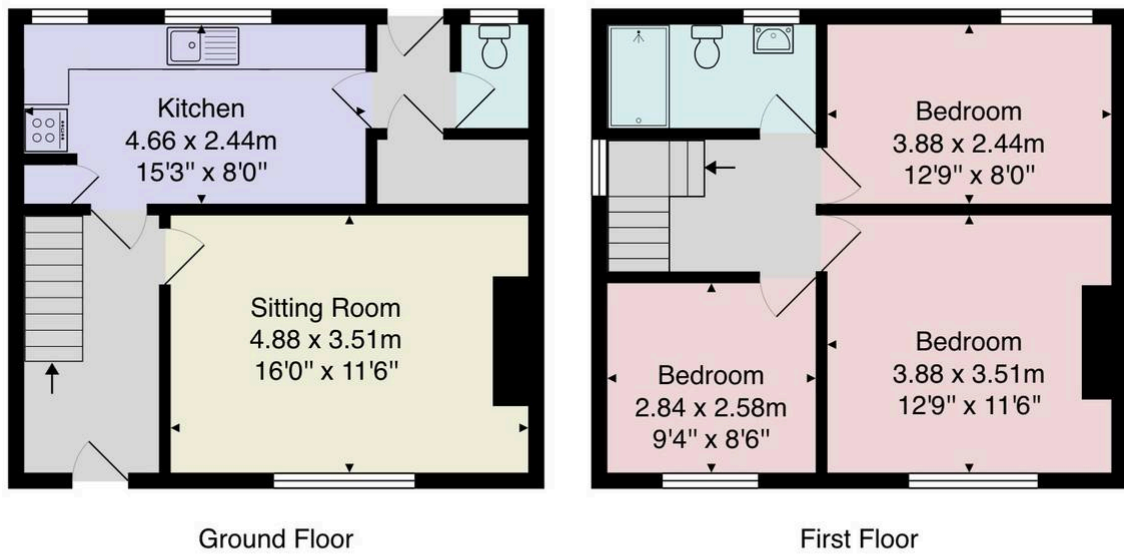
To the rear there is a porch / garden room with windows overlooking the garden.

There is also a downstairs WC and a useful utility / store.

FIRST FLOOR

On the first floor there are three good sized bedrooms together with a bathroom fitted with WC, washbasin and shower.





Ground Floor

First Floor

Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only.

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