



## Connaught Court, Harrogate, HG1 2EQ

- NO ONWARD CHAIN
- Features a private rear garden
- Includes two en suite bathrooms
- Comes with a garage
- Combines modern living with peaceful surroundings
- Located in a quiet cul-de-sac setting.
- Offers five spacious double bedrooms
- Central open-plan kitchen diner
- Provides two off-road parking spaces
- Council Tax Band G

**Guide Price £735,000**





# Connaught Court, Harrogate, HG1 2EQ

## DESCRIPTION

**NO ONWARD CHAIN.** Located in the charming Connaught Court, this delightful house offers a perfect blend of comfort and modern living. Situated in a peaceful cul-de-sac, the property boasts a private rear garden, ideal for enjoying sunny afternoons or hosting gatherings with family and friends.

Inside, you will find five generously sized double bedrooms, providing ample space for relaxation and privacy. Two of these bedrooms feature en suite bathrooms, adding a touch of luxury and convenience to your daily routine. The heart of the home is the open kitchen diner, a welcoming space that encourages both cooking and socialising, making it perfect for family meals or entertaining guests.

For those with vehicles, the property includes a garage for storage and two off-road parking spaces, ensuring that parking is never a concern. This house is not just a place to live; it is a sanctuary that offers both tranquillity and accessibility to the vibrant life of Harrogate.

With its excellent location and thoughtful design, this property is an exceptional opportunity for anyone seeking a spacious family home in a desirable area. Don't miss the chance to make this lovely house your new home.

### EPC

Energy rating B

This property produces 2.1 tonnes of CO2

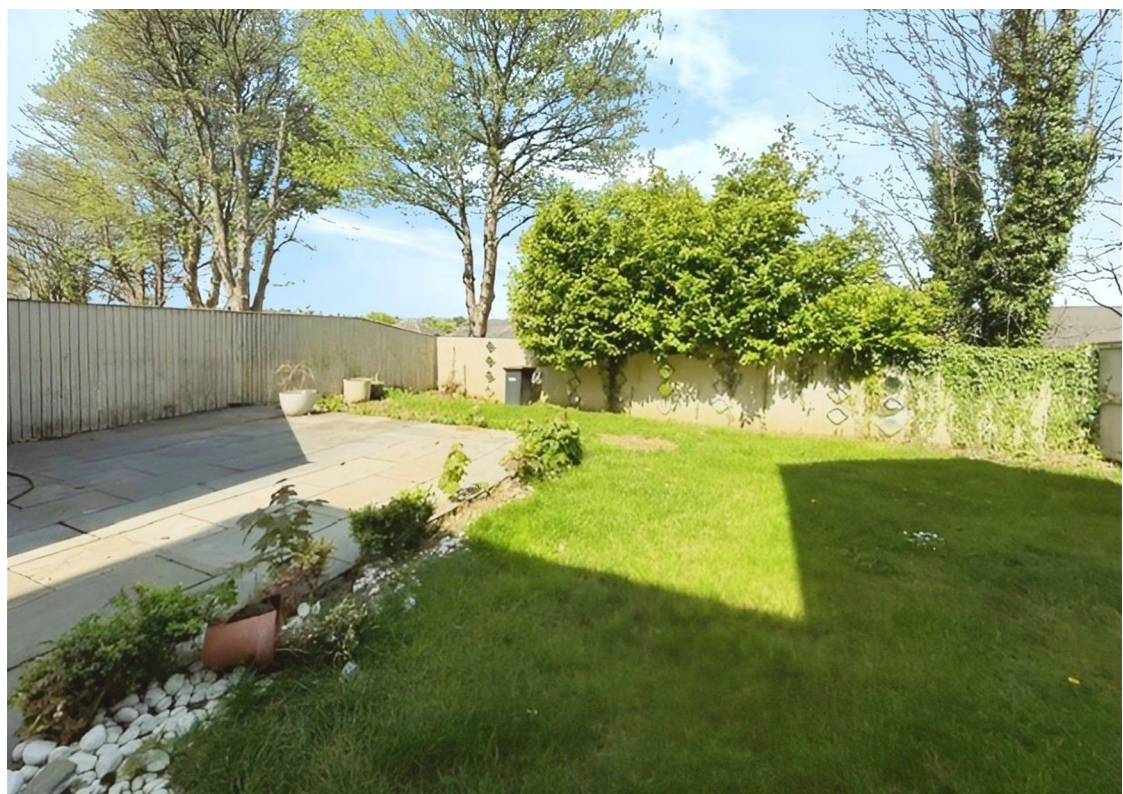
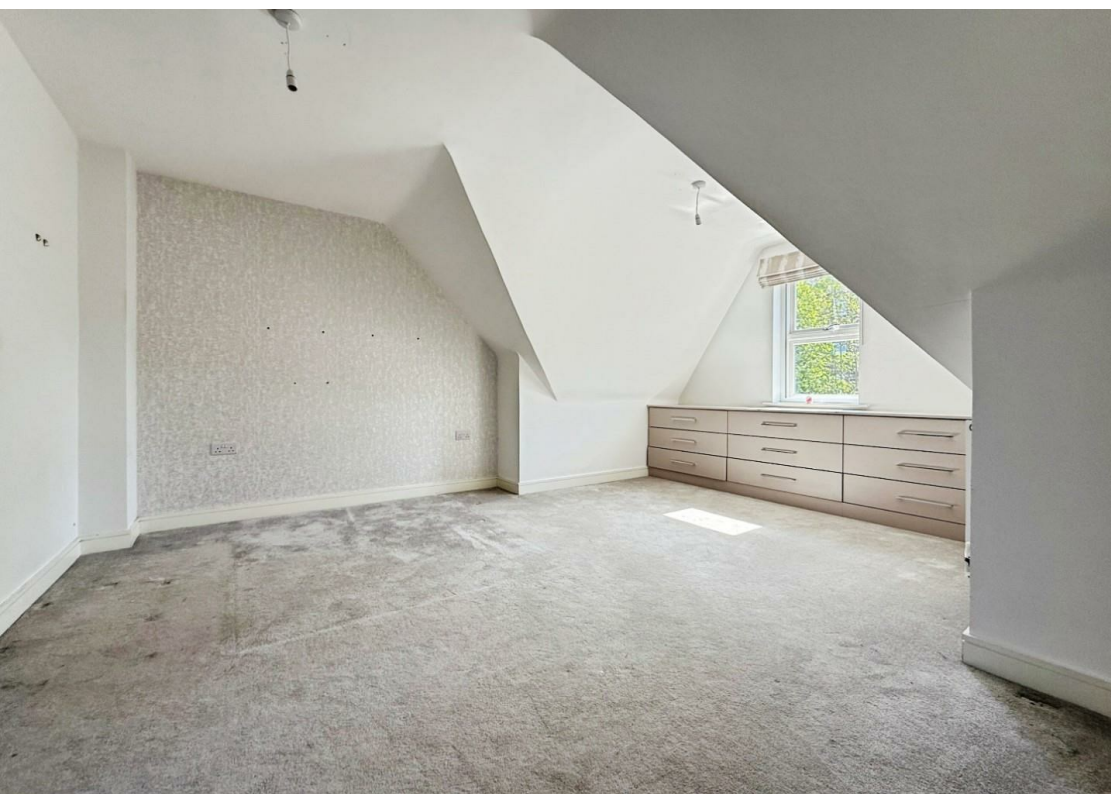
Material Information - Harrogate

Tenure Type: Freehold

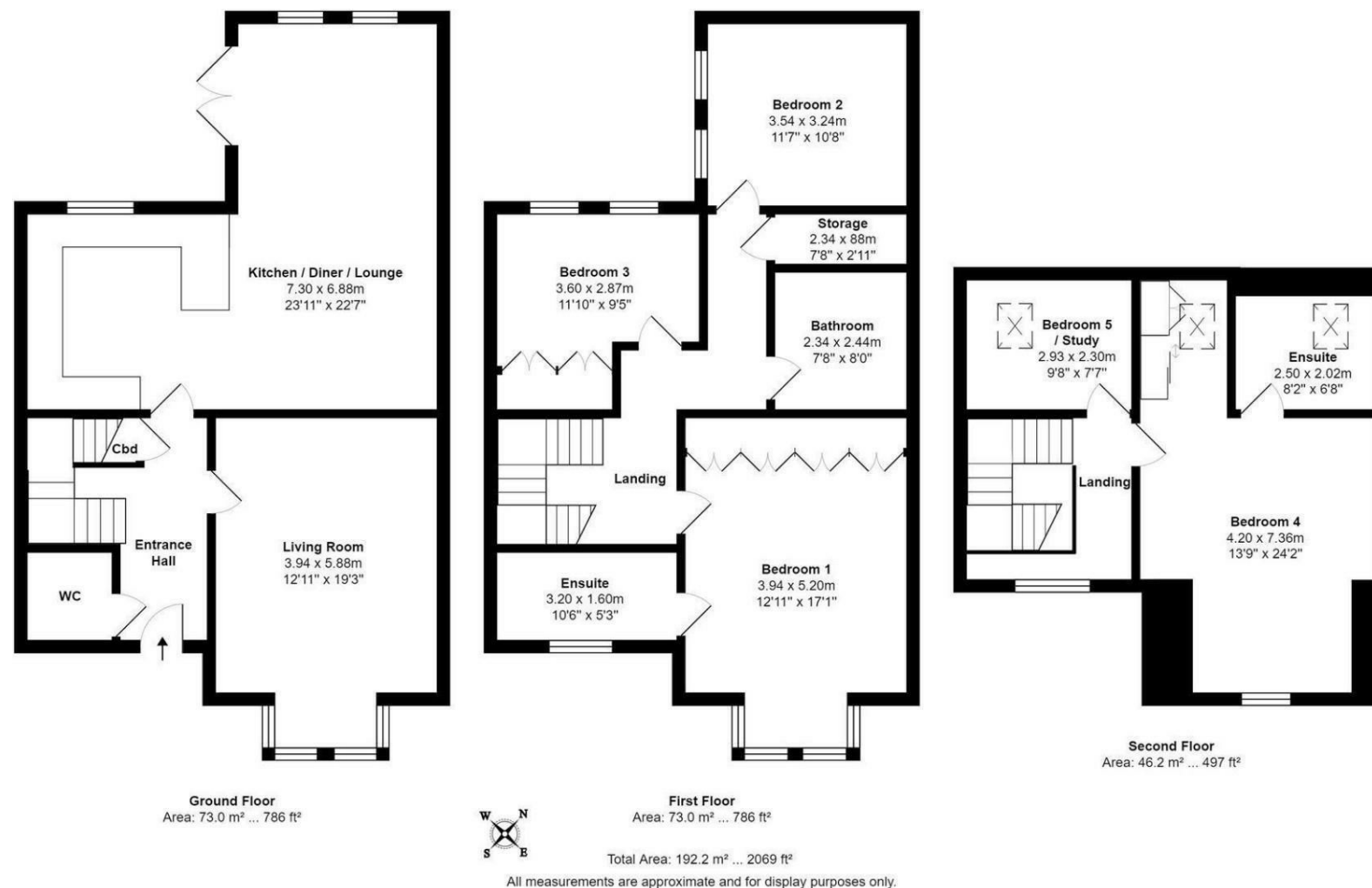
Council Tax Banding: G











### Viewings

Please contact [harrogate@hunters.com](mailto: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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 90                      | 91        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.