

JO WOOD
exp

Leyland Road, Harrogate HG1 4RT
Harrogate

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exp

FOR SALE

01423 603105
jowood.expuk.com

£395,000



FLOOR PLAN & MEASUREMENTS. All measurements are approximate and are provided for guidance only. Room dimensions shown represent the maximum measurements taken between internal walls and may include areas of restricted width or height. Floor plans are intended to give a general indication of the layout of the property and are not drawn to scale. Prospective purchasers should verify any measurements that are important to them.

FIXTURES, FITTINGS & APPLIANCES. Unless specifically stated as included in the sale, no representation is made regarding fixtures, fittings, appliances or other items shown in photographs or property particulars. Where appliances, heating systems or other equipment are referred to, their working condition has not been tested unless expressly stated otherwise.

PROPERTY PARTICULARS. These particulars are intended to provide a fair and accurate description of the property. Information has been provided by the seller and/or obtained from sources believed to be reliable. Where appropriate, prospective purchasers should verify information through their solicitor, surveyor or other suitably qualified professional before committing to purchase.

SERVICES. Information regarding mains services, heating, utilities and other installations is provided based on information available at the time of marketing. These have not been tested by the agent and prospective purchasers should make their own enquiries where required.

PHOTOGRAPHS. Photographs are intended to provide a general representation of the property at the time they were taken. Wide-angle photography may be used and can affect the apparent size and perspective of rooms and spaces.

TENURE, LEASEHOLD & PROPERTY INFORMATION. Tenure, lease details, service charges, ground rent, council tax, boundaries, rights, restrictions and other property information are provided from information available to the agent at the time of marketing. Buyers should ask their legal representative to verify these matters as part of the conveyancing process.



Bedrooms: | **Bathrooms:** | **Receptions:**
3 | 1 | 1

Estate Agent Reference: JW18971

This three-bedroom semi-detached home has undergone a comprehensive programme of renovation and is beautifully presented throughout. Improvements include double glazing, re-wiring, new carpets and flooring, a new kitchen complete with integrated fridge freezer and dishwasher, and a stylish new bathroom.

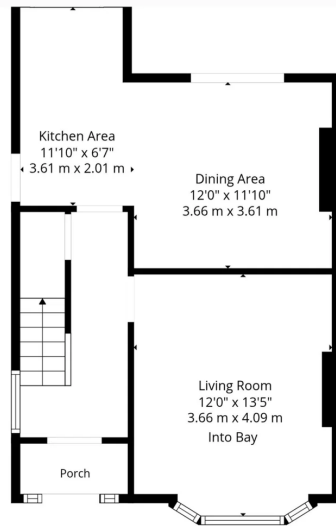
Outside, there's ample off-street parking, a detached garage and an enclosed rear garden.

Located in a popular residential area and offered to the market with no onward chain, this is a fantastic opportunity for anyone looking for a ready-to-move-into home.

EPC Rating: C

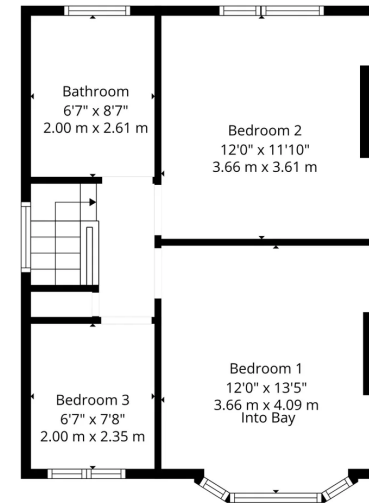


- Agent Ref: JW18971
- 3 Bedrooms
- Semi Detached House
- Renovated Accommodation
- Detached Single Garage
- Off Street Parking
- No Chain
- Private Enclosed Garden
- Popular Residential Location
- Integrated Appliances



Total: 899 sq. Ft, 83 m2
Ground Floor: 453 sq. Ft, 42 M2, First Floor: 446 sq. Ft, 41 m2
Excluded Areas: Porch: 19 sq. Ft, 2 M2, Garage: 198 sq. Ft, 18 M2, Walls: 121 sq. Ft, 11 m2

All Measurements Are Approximate And Provided For Guidance Only. Room Dimensions Shown Represent Maximum Measurements And May Include Areas Of Restricted Width Or Height. This Floor Plan Is Intended As A General Guide To The Layout Of The Property And Is Not Drawn To Scale.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	