



Eavestone Grove, Harrogate, HG3 2XY

- Popular residential location in Harrogate
- Spacious living room
- Utility room with downstairs WC
- Family bathroom
- Garage and driveway providing off-street parking
- Entrance hallway leading to living spaces
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Private enclosed rear garden
- Council Tax Band C

Offers Over £265,000



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DESCRIPTION

Situated in a popular residential area, the property is well placed for a range of local amenities including shops, schools and everyday services. It falls within the catchment area for Saltergate Infant School and is conveniently positioned for access to the A61, A59 and A661, making it suitable for commuters.

The property comprises an entrance hallway leading through to a spacious living room and a modern fitted kitchen. There is also a useful utility area with a downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private enclosed rear garden, offering a good amount of outdoor space. There is also a garage and a driveway, providing off-street parking for multiple vehicles.

Harrogate offers a wide variety of amenities, including shopping facilities, restaurants, schools and healthcare services, along with well-regarded green spaces such as the Stray and Valley Gardens.

Rail services are available from both Harrogate and Hornbeam Park stations, providing connections to Leeds, York and London.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ. FT.
(45.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ. FT.
(32.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 834 SQ. FT. (77.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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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		74	75
(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.

