Swarcliffe Road, Harrogate, HG1 4QY

- BEST AND FINAL OFFERS MONDAY 2ND MARCH
- One reception room providing flexible living space
- Generous-sized rear garden with plenty of outdoor potential
- Situated close to local shops and everyday amenities
- Early viewing highly recommended
- Ideal project property for buyers looking to modernise and add value
- Blank canvas ready for full refurbishment and personal design
- Off-road parking with space for two vehicles
- Good transport links for commuters and travel connections
- Council Tax Band C

HUNTERS®
HERE TO GET *you* THERE

Guide Price £150,000

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DESCRIPTION

BEST AND FINAL OFFERS MONDAY 2ND MARCH Located on Swarcliffe Road, this three-bedroom semi-detached house presents a remarkable opportunity for those seeking a project to transform a property. With one reception room, this house offers a blank canvas for creative minds ready to undertake a full renovation.

The property boasts a generous-sized garden, perfect for families or those who enjoy outdoor space, providing ample room for gardening, play, or relaxation. Additionally, off-road parking for two vehicles ensures convenience and ease, a valuable asset in this desirable area.

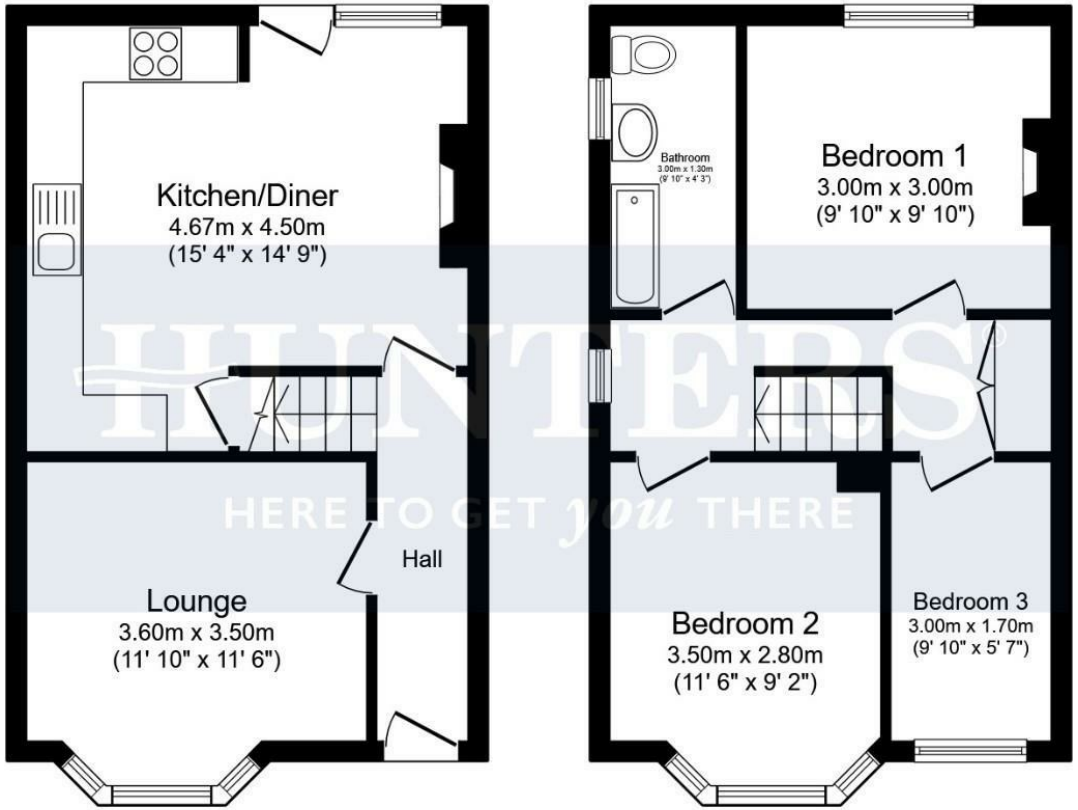
Situated close to local amenities and transport links, this home is ideally located for easy access to shops, schools, and public transport, making it a practical choice for families and commuters alike.

This property is not just a house; it is a chance to create a personalised living space in a sought-after location. With vision and effort, this semi-detached home can be transformed into a stunning residence that reflects your style and needs. Don’t miss the opportunity to make this property your own in the beautiful town of Harrogate.

Also, due to the amount of interest. Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £2,500 plus VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.
In return, that fee includes some fantastic benefits to make your move easier and safer:
1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later.
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals
For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over

EPC
Energy rating F
This property produces 7.8 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: C



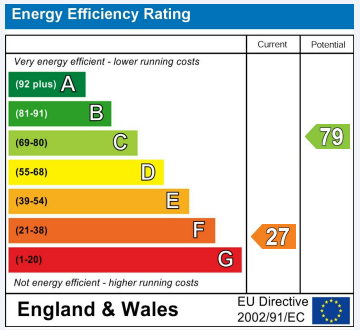
Ground Floor **First Floor**

Total floor area 72.1 sq.m. (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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.



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.

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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