



## Coppice Way, Harrogate, HG1 2DJ

- NO ONWARD CHAIN
- Two inviting reception rooms
- Private rear garden
- Close proximity to local amenities
- Early viewing highly recommended
- Four spacious bedrooms
- Bright sun trap conservatory overlooking the garden
- Driveway with off-road parking
- Ideal for buyers seeking a move-in-ready home
- Council Tax Band C

**Offers Over £320,000**





# Coppice Way, Harrogate, HG1 2DJ

## DESCRIPTION

**NO ONWARD CHAIN.** Located on Coppice Way, this well-appointed semi detached house boasts four spacious bedrooms, providing ample room for family living or accommodating guests. The property features two inviting reception rooms, perfect for entertaining or enjoying quiet evenings at home.

One of the standout features of this residence is the sun trap conservatory, which offers a bright and cheerful space to relax and unwind while enjoying views of the private rear garden. The garden itself is a lovely outdoor retreat, ideal for summer barbecues or simply soaking up the sun.

For those with vehicles, the property includes a driveway with parking space for two vehicles, ensuring convenience and ease of access. Additionally, the location is highly desirable, being close to local amenities, which makes daily errands and leisure activities easily accessible.

This home presents a wonderful opportunity for anyone seeking a comfortable and spacious living environment in a sought-after area. With its blend of practicality and charm, Coppice Way is a property not to be missed.

EPC

Energy rating D

This property produces 3.7 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

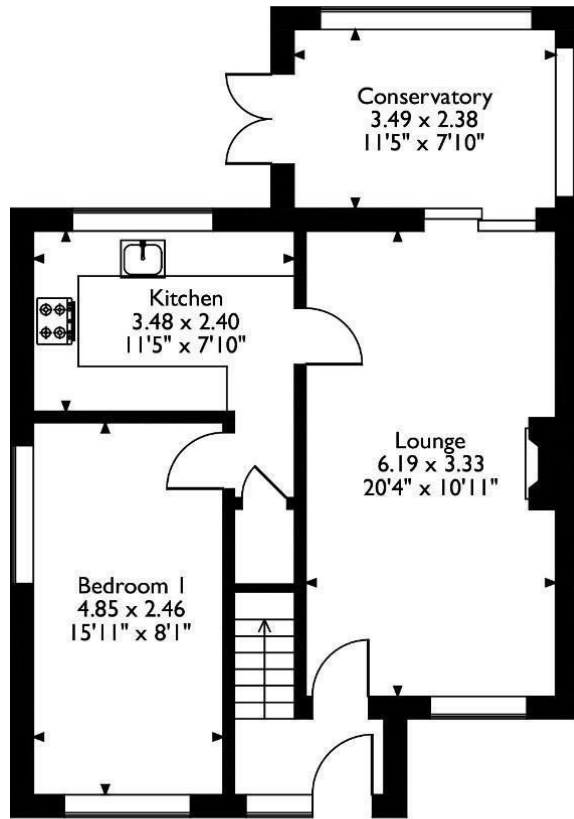




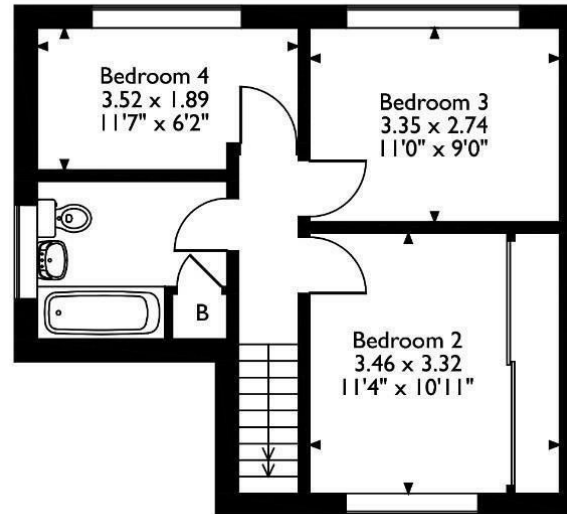




64 Coppice Way, Harrogate, HG1 2DJ  
Approximate Gross Internal Area  
97 Sq M/1044 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Viewings**

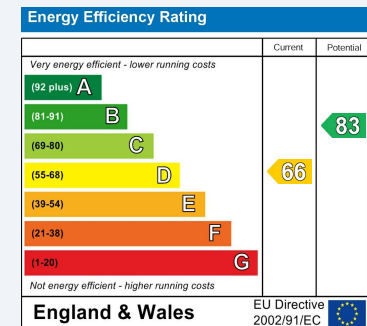
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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.