



Tyson Place, Harrogate, HG2 7QB

- **VIEWINGS ON SATURDAY 14TH FEBRUARY CALL TO BOOK IN**
- Good size garden at the rear of the property
- Useful outbuilding providing additional storage
- Excellent access to public transport and commuter routes
- Early viewing highly recommended
- Ideal opportunity for first-time buyers or growing families
- Three well-proportioned bedrooms offering flexible living space
- Close to local shops, schools, and everyday amenities
- Front garden enhancing kerb appeal
- Council Tax Band A

Guide Price £200,000

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DESCRIPTION

VIEWINGS ON SATURDAY 14TH FEBRUARY CALL TO BOOK IN.

This three bedroom mid terrace house located on Tyson Place offers a perfect opportunity for first-time buyers and buyers seeking a comfortable and convenient home.

As you enter, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The house features three well-proportioned bedrooms, ideal for families or those needing extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the good-sized back garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is a front garden that adds to the property's curb appeal. For those in need of extra storage, an outbuilding is available, providing a practical solution for keeping your belongings organised.

Situated close to local amenities, this home is perfectly positioned for easy access to shops, schools, and recreational facilities. Public transport links are also nearby, making commuting and exploring the surrounding areas a breeze.

EPC

Energy rating D

This property produces 5.1 tonnes of CO₂

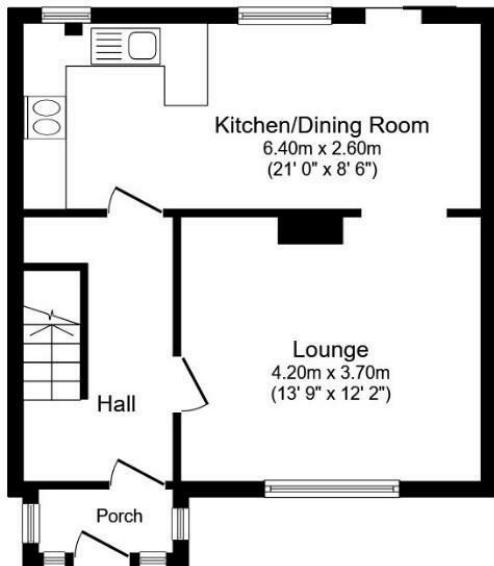
Material Information - Harrogate

Tenure Type: Freehold

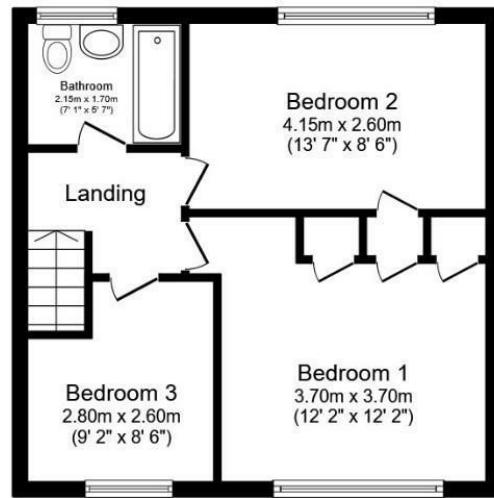
Council Tax Banding: A



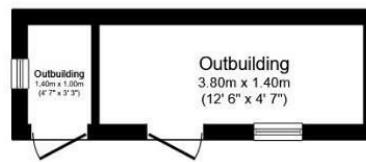




Ground Floor



First Floor



Outbuilding

Total floor area 90.4 sq.m. (973 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 www.focalagent.com

Viewings

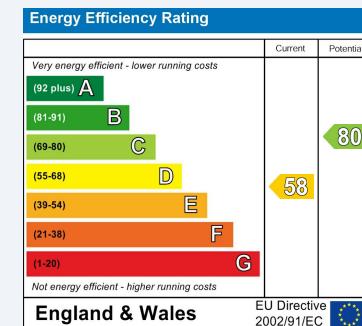
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.