Bryony Way, Harrogate, HG3 2UH

- Located on the popular Bryony Way
- Three well-proportioned bedrooms
- Bright and spacious lounge with room for dining
- Private rear garden, ideal for relaxing or entertaining
- Situated on a regular bus route for easy commuting
- Attractive semi-detached home ideal for families and professionals
- Welcoming entrance hallway with access to key living areas
- Well-equipped and practical kitchen
- Driveway providing off-street parking for two vehicles
- Council Tax Band C

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Guide Price £250,000

Bryony Way, Harrogate, HG3 2UH

DESCRIPTION

Located on the sought-after Bryony Way, this attractive semi-detached home offers an ideal blend of comfort, space, and convenience, perfectly suited to families and professionals alike.

The property features three well-proportioned bedrooms, including two generous double rooms and a versatile single, accommodating a range of living arrangements. Upon entering, you are welcomed by a spacious hallway that leads to both the kitchen and the main living area. The lounge provides a bright and inviting space to relax, with ample room for a dining area, making it ideal for both everyday living and entertaining.

The kitchen is practical and well-appointed, designed to meet all your day-to-day needs. A conveniently located family bathroom, with a shower over the bath, ensures ease of access for all occupants.

To the rear, the property benefits from a private garden, perfect for outdoor dining, gardening, or simply unwinding in a peaceful setting. The home also boasts a driveway with parking for two vehicles, a valuable feature in this desirable location.

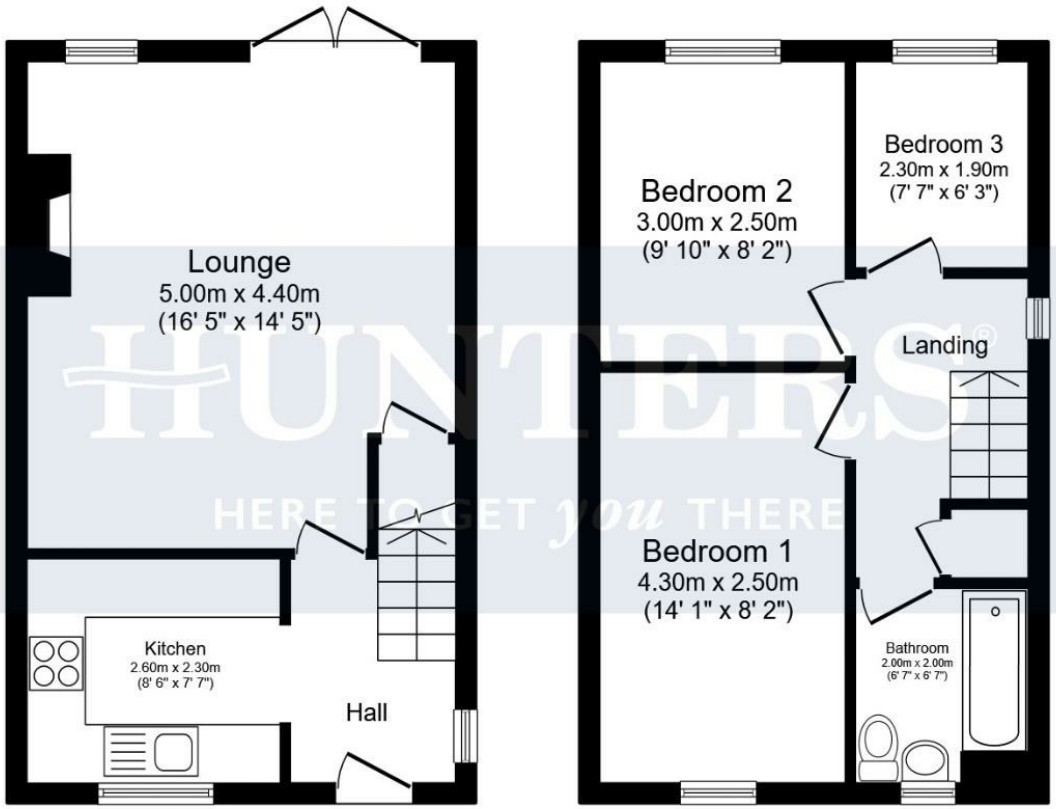
Positioned along a regular bus route, the property enjoys excellent transport links to Harrogate town centre and a wide range of local amenities, making commuting and daily errands straightforward.

Combining comfortable living spaces, outdoor appeal, and superb connectivity, this charming home on Bryony Way presents a fantastic opportunity for those looking to settle in a well-connected and welcoming area.

EPC
Energy rating C
This property produces 2.2 tonnes of CO2

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

HOOVER



Total floor area 65.1 sq.m. (701 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

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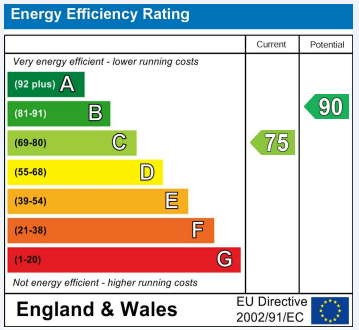
ENERGY PERFORMANCE CERTIFICATE

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.



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.

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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.

The Property Ombudsman

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