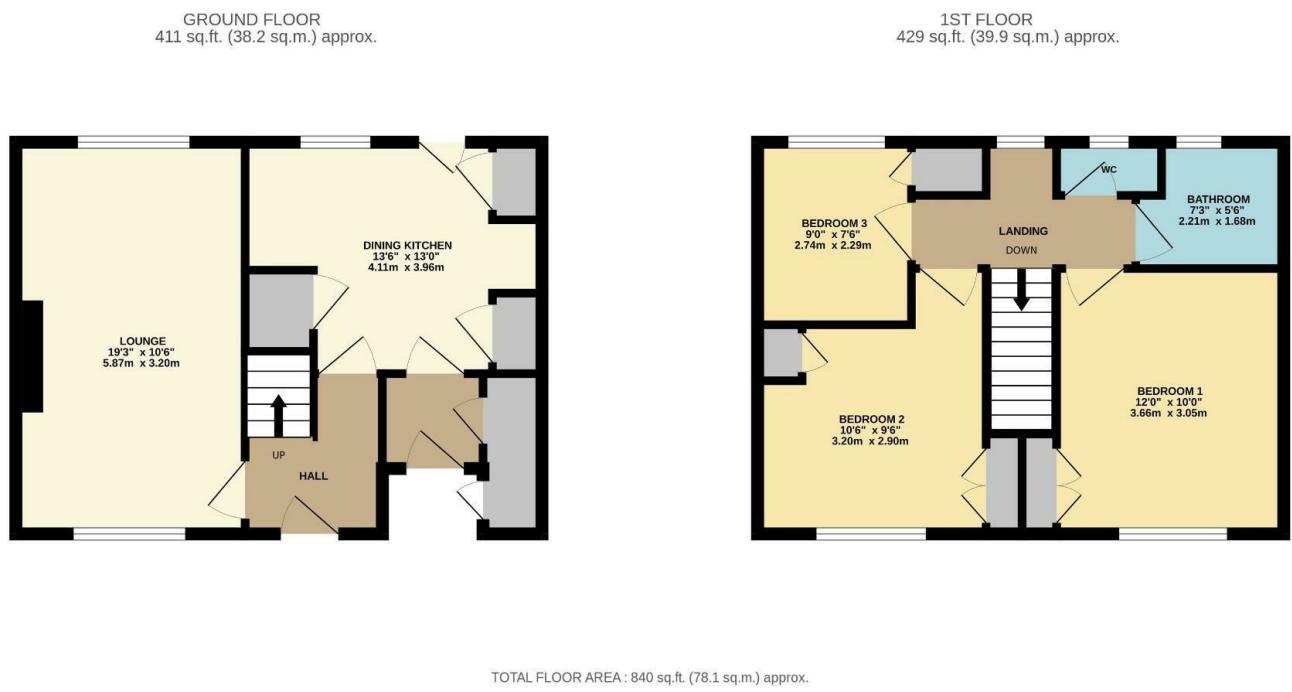


## Floor Plan



# £225,000

3 Wentworth Close, Harrogate, HG2 7JZ

3 Bedroom House

**A well presented three bed roomed mid terrace with spacious accommodation which is in need of some modernisation throughout and benefits from a superb location close to a wide range of amenities, including Post Office and great transport links via bus and rail to Harrogate, Knaresborough, Leeds and York. NO ONWARD CHAIN.**



## Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road. Continue over the railway crossing and take the second right into Forest Avenue where you will pass the allotments. Turn left into Wentworth Crescent and then take your first left and the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band B Tenure Freehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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With gas fired central heating and double glazing the living accommodation comprises, entrance hall, spacious lounge with feature fireplace, dining kitchen with gas cooker and plumbing for a washing machine, built in storage and a useful understairs storage cupboard. There is a porch area and a door leading out to the front with an external storage cupboard which houses the gas central heating boiler.

On the first floor the landing leads to the master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, a good sized third bedroom with a built in storage cupboard, house bathroom with shower over the bath and hand basin with a separate w/c.

Outside to the front of the property is a lawned garden but could potentially offer off street parking subject to planning permission as neighbouring properties have been able to do so.

To the rear is a south facing garden with a good sized lawn and storage shed.

The High Street has a wide range of amenities close by including; convenience stores, a range of other shops, Primary School, Elite Meat butchers, Post Office, hairdressers and Starbeck train station which is on the Harrogate, Knaresborough, York and Leeds line so ideal for commuting and a regular bus service between Harrogate and Knaresborough. There are countryside walks close by which lead down to the River Nidd and also all the way through to Ripley on the cycle track.

