



## Kingsley Road, Harrogate, HG1 4RF

- Well-presented semi-detached family home located on Kingsley Road
- Modern kitchen featuring an island and integrated appliances
- Additional downstairs shower room for added convenience
- Driveway providing off-street parking for multiple vehicles
- Early viewing highly recommended
- Spacious entrance porch providing a welcoming first impression
- Three bedrooms, including two generous double rooms and one single room
- Versatile outbuilding suitable as a gym, home office or conservatory
- Conveniently located close to public transport links and Harrogate centre
- Council Tax Band C



**Guide Price £375,000**

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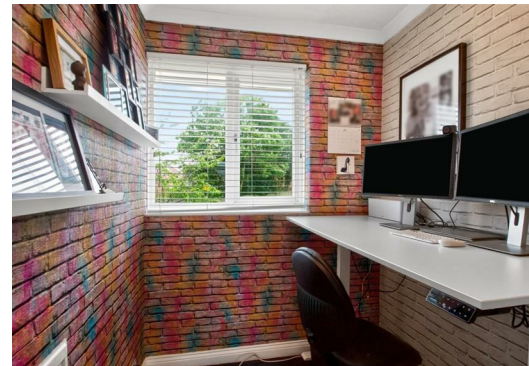
## DESCRIPTION

Located on Kingsley Road, this semi-detached house presents an ideal family home. Upon entering, you are welcomed by a spacious porch that leads into a comfortable lounge, perfect for relaxation and family gatherings. The heart of the home is the well-appointed kitchen, featuring an island and integrated appliances, seamlessly connecting to the dining area, making it an excellent space for entertaining.

This property boasts three bedrooms, comprising two generous double rooms and a single room, ensuring ample space for family members or guests. The family bathroom upstairs is complemented by a convenient downstairs shower room, catering to the needs of a busy household.

In addition to the main living areas, the property includes a versatile outbuilding that can serve as a gym, office, or conservatory, providing extra space for leisure or work. The driveway accommodates parking for multiple vehicles, enhancing the convenience of this lovely home.

Situated close to public transport links and the vibrant Harrogate town centre, this residence offers both tranquillity and accessibility. With its thoughtful layout and ample amenities, this property is a wonderful opportunity for families seeking a comfortable and well-connected home in a sought-after location.



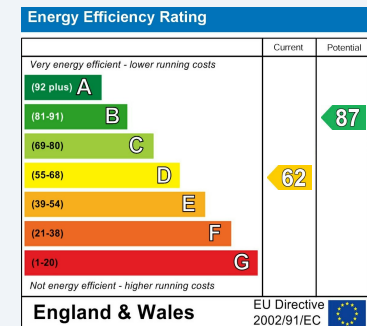
EPC  
Energy rating D  
This property produces 4.7 tonnes of CO2

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



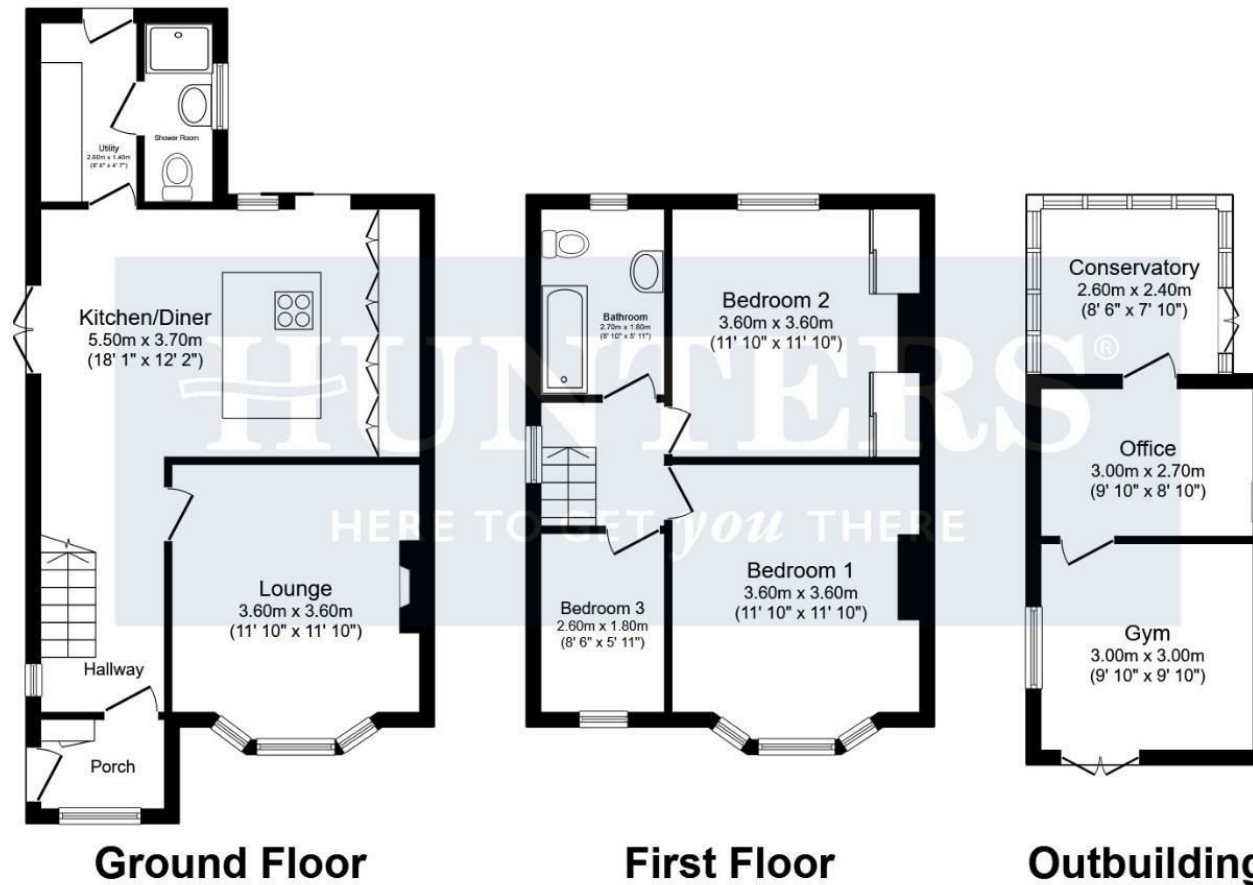
## ENERGY PERFORMANCE CERTIFICATE

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.



Total floor area 113.9 sq.m. (1,226 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



### 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.



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