



Burnside Road, Harrogate, HG1 2BG

- NO ONWARD CHAIN
- Excellent opportunity for first-time buyers and families
- Patio doors provide direct access to the private rear garden
- Driveway parking available for multiple vehicles
- Early viewing highly recommended
- Semi-detached house located on Burnside Road
- Welcoming open-plan lounge and dining area on the ground floor
- Integrated appliances in the kitchen and a separate utility room
- Converted garage provides extra storage space
- Council Tax Band C

Guide Price £285,000



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DESCRIPTION

Located on Burnside Road, this semi-detached house presents an excellent opportunity for first-time buyers and families alike. The property boasts a well-designed layout, featuring three bedrooms, including two spacious double rooms and a single room, perfect for accommodating family members or guests. The family bathroom is conveniently located upstairs, ensuring ease of access for all.

On the ground floor, you will find a welcoming open-plan lounge and dining area, enhanced by patio doors that lead directly into the private rear garden. This inviting space is ideal for both relaxation and entertaining, allowing natural light to flood the room. The separate kitchen is functional and well-equipped, complemented by a beneficial utility room that adds to the practicality of the home.

The property has recently undergone a comprehensive renovation programme, offering a fresh and modern living environment throughout. Improvements include a brand-new fitted kitchen complete with new appliances, redecoration throughout the property, and new floor coverings. The result is a beautifully presented home that is ready for immediate occupation.

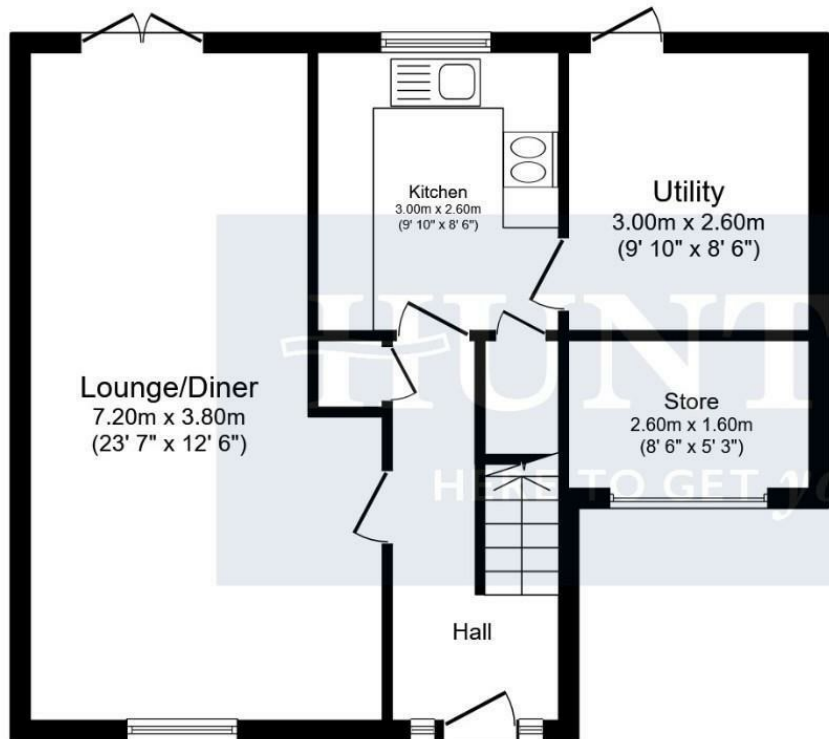
For those with vehicles, the property offers parking for two cars on the driveway, along with a converted garage that provides additional utility and storage space. The location is particularly advantageous, as it is situated close to public transport links, local shops, and the vibrant Harrogate town centre, making daily errands and commutes effortless.

EPC
Energy rating C
This property produces 3.3 tonnes of CO2

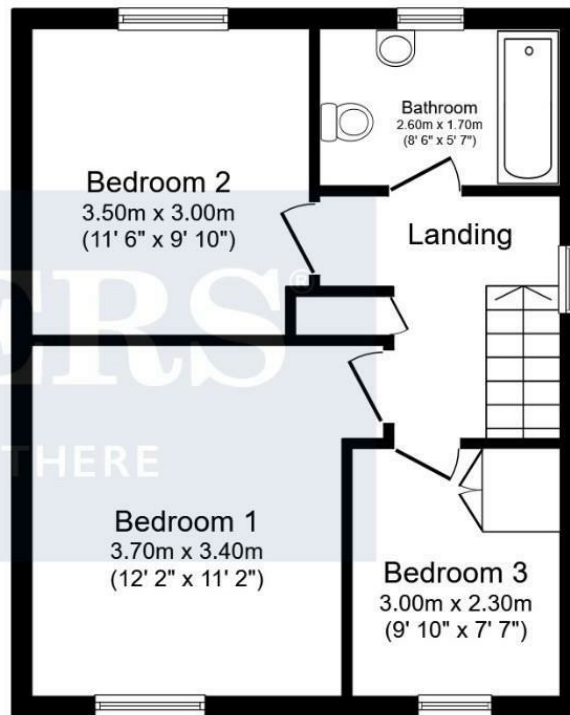
Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: C







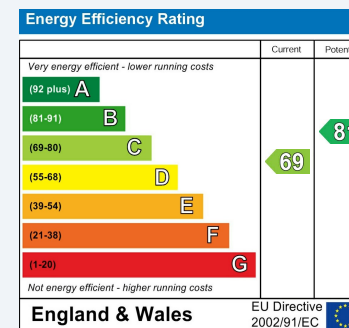
Ground Floor



First Floor

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 94.8 sq.m. (1,020 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, 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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