



## Coppice Rise, Harrogate, HG1 2DP

- Rare opportunity to purchase the only detached house on Coppice Rise
- Three generous reception rooms
- Separate utility room for added convenience
- Private rear garden providing a peaceful outdoor retreat
- Electric vehicle charger installed
- Spacious four-bedroom detached home in a sought-after location
- Ground floor bedroom offering flexible living
- Downstairs WC
- Off-road parking for three vehicles
- Council Tax Band E

**Guide Price £365,000**



# Coppice Rise, Harrogate, HG1 2DP

## DESCRIPTION

A rare opportunity to acquire the only detached house on Coppice Rise. This four-bedroom detached house offers a perfect blend of comfort and convenience. With a well-thought-out layout, the property features three spacious reception rooms, providing ample space for both relaxation and entertaining. The ground floor also boasts a convenient bedroom, alongside a separate utility room and a downstairs WC, enhancing the practicality of daily living.

The first floor comprises three additional bedrooms, ensuring plenty of room for family. The property is complemented by a private garden at the rear, offering a tranquil outdoor space to unwind and enjoy the fresh air. For those with vehicles, off-road parking for three cars is available, complete with an electric vehicle charger, catering to modern needs.

Situated close to the town centre, residents will benefit from easy access to a variety of local amenities and excellent public transport links, making this home not only a comfortable retreat but also a convenient base for daily life. This property is an excellent opportunity for families or professionals seeking a spacious and well-located home in the heart of Harrogate.

EPC

Energy rating D

This property produces 7.5 tonnes of CO2

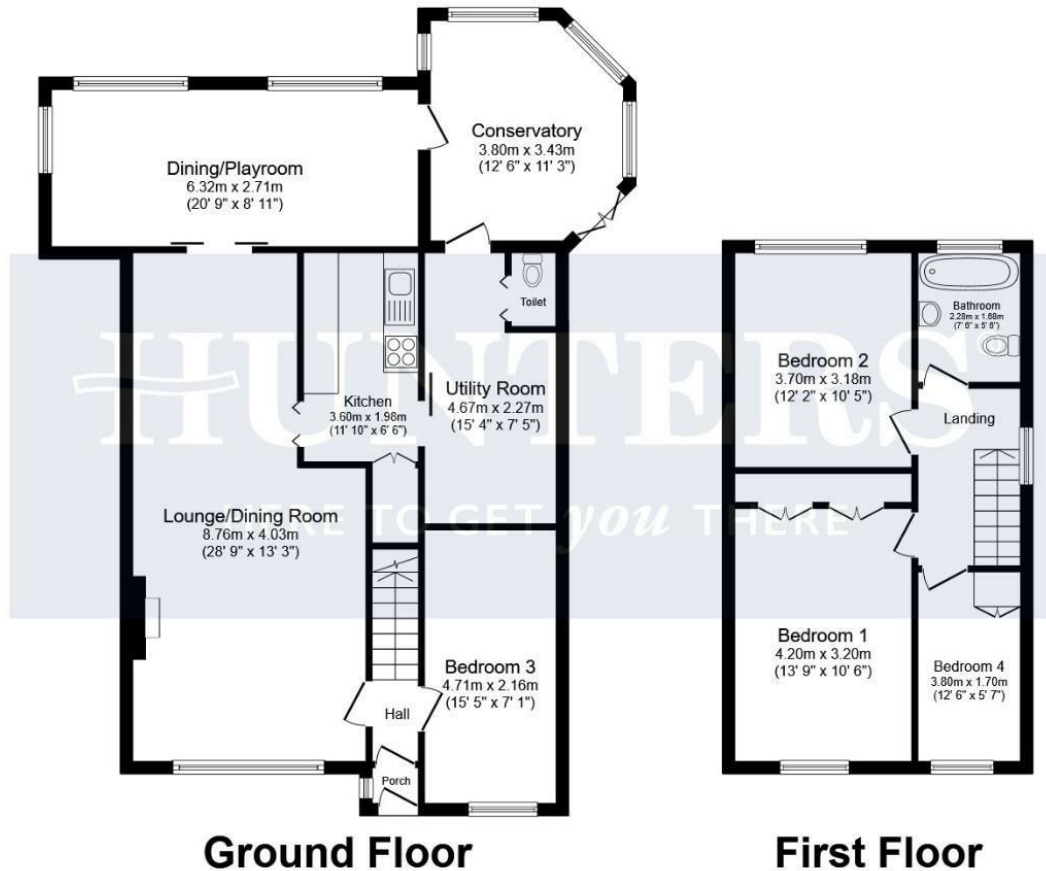
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E







Total floor area 139.3 sq.m. (1,500 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

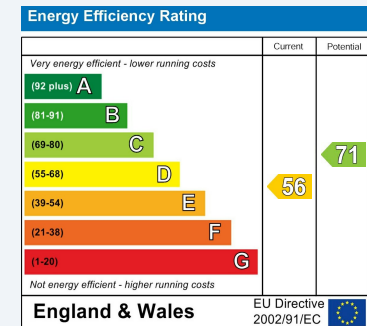
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## 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.

