



## Verity Walk, Harrogate, HG2 9QE

- End-terrace house offering added privacy and extra space
- Driveway provides off-road parking
- Spacious and welcoming reception room
- Downstairs WC for added convenience
- Includes a versatile outbuilding
- Features three well-proportioned bedrooms
- Bedroom one includes an en suite bathroom
- Modern kitchen / diner
- Private rear garden ideal for outdoor enjoyment
- Council Tax Band C

**Guide Price £315,000**





# Verity Walk, Harrogate, HG2 9QE

## DESCRIPTION

Located on Verity Walk, this end terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, bedroom one is complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

The house boasts of an inviting reception room, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen/diner, which is perfect for family meals and gatherings. Additionally, a convenient downstairs WC adds to the practicality of the layout.

Outside, the property features a private rear garden, offering a tranquil space for outdoor enjoyment. An outbuilding is also available, providing versatile options for use as a home office, workshop, or additional storage. For those with vehicles, the driveway ensures off-road parking, a valuable asset in this sought-after area.

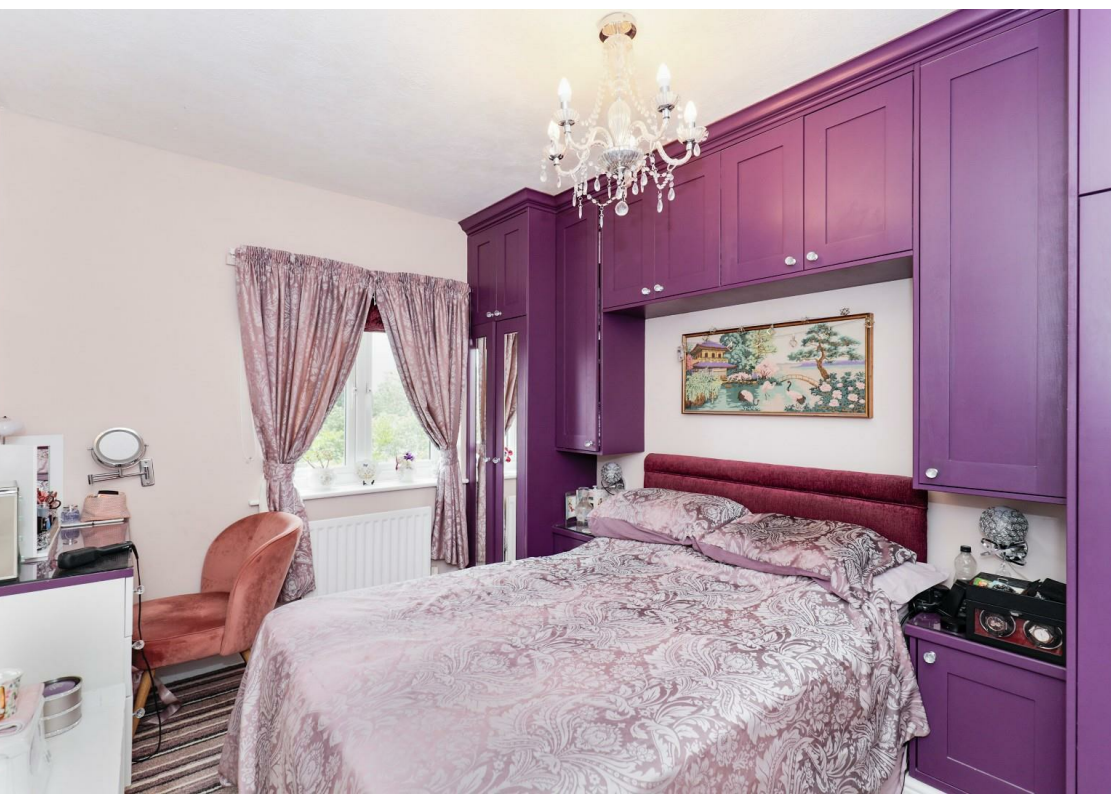
Verity Walk is well-positioned, allowing easy access to local amenities, schools, and the picturesque surroundings of Harrogate. This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home.

EPC  
Energy rating C  
This property produces 2.3 tonnes of CO<sub>2</sub>

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

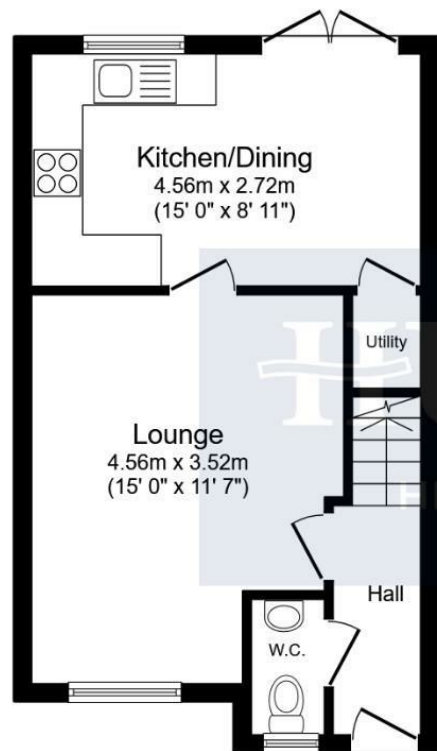






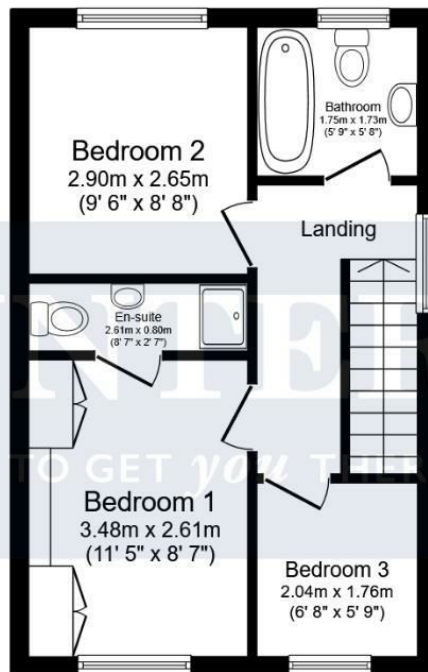


19, Verity Walk, Harrogate, HG2 9QE, GB



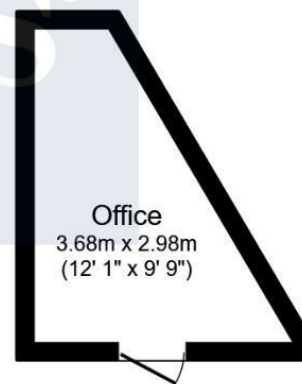
**Ground Floor**

Floor area 34.8 sq.m. (375 sq.ft.)



**First Floor**

Floor area 33.7 sq.m. (362 sq.ft.)



**Outbuilding**

Floor area 7.2 sq.m. (78 sq.ft.)

Total floor area: 75.7 sq.m. (815 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

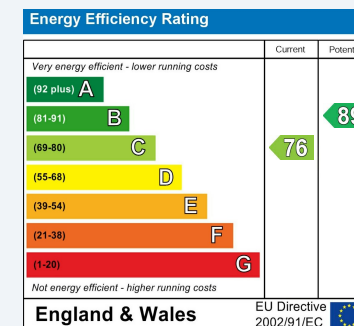
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## ENERGY PERFORMANCE

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.



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