



Markenfield Road, Harrogate, HG3 2TR

- End-terrace home in a popular Harrogate location
- Modern bathroom with contemporary finishes
- Potential to extend, subject to planning permission
- Allocated parking space
- Close to local shops, parks, and transport links
- One well-proportioned bedroom
- Generous corner plot with large private garden
- Modern interior, ready to move into
- Ideal for first-time buyers or investors
- Council Tax Band A

Guide Price £170,000



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DESCRIPTION

Situated on Markenfield Road in Harrogate, this end-terrace home offers a practical option for first-time buyers or those looking for a rental property. It includes one well-sized bedroom and a modern bathroom, with a layout designed for straightforward, comfortable living.

The property sits on a generous corner plot and benefits from a large garden, providing valuable outdoor space—something not often found with similar homes in the area. There is also an allocated parking space.

Inside, the home is finished in a modern style and is ready to move into. The size of the plot also means the property could be extended, subject to the necessary planning permissions, offering flexibility for future needs or development.

The location is well-connected, with local shops, green spaces, and public transport links nearby, making daily life convenient.

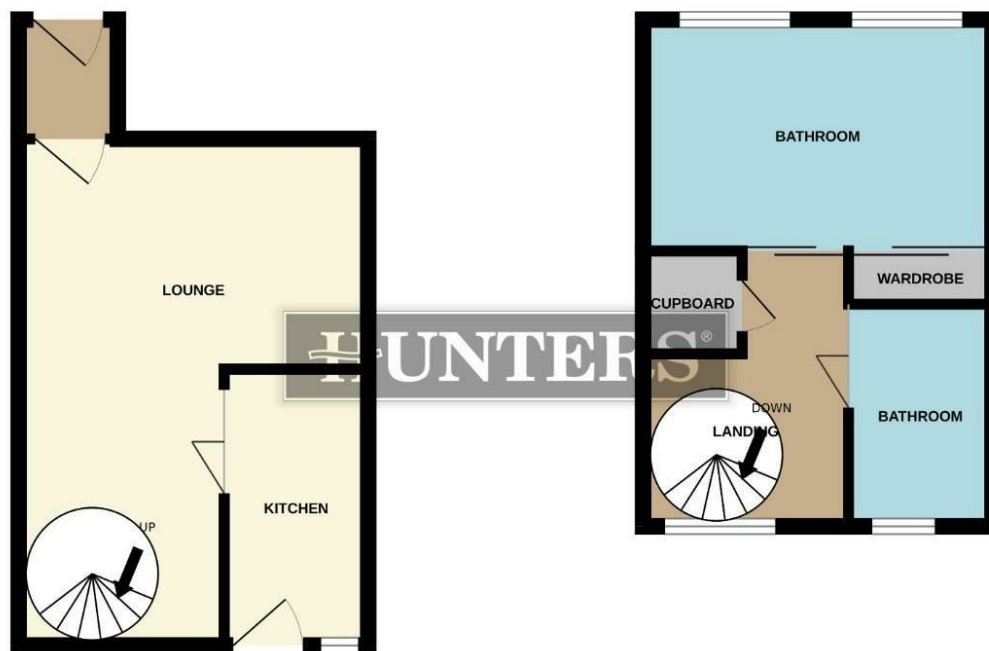
Overall, this is a well-presented home with useful outdoor space and future potential, located in a popular residential area of Harrogate.





GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.