King Edwards Drive, Harrogate, HG1 4HN

- NO ONWARD CHAIN
- Located in the desirable King Edwards Drive area of Harrogate
- Stylish and welcoming reception room
- Extended open-plan kitchen and dining area
- Close to local shops, parks, and transport links

- Ideal for first-time buyers or young families
- Renovated throughout to a modern standard
- Contemporary bathroom design
- Three well proportioned bedrooms
- Council Tax Band B

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King Edwards Drive, Harrogate, HG1 4HN

DESCRIPTION

Located in the desirable area of King Edwards Drive, Harrogate, this charming terraced house presents an excellent opportunity for first-time buyers or buy to let investors. The property has been renovated throughout to a modern standard, offering stylish and comfortable living in a highly sought-after location.

Boasting three well-proportioned bedrooms, it provides ample space for a growing family or those seeking extra room for guests or a home office.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the extended open kitchen and dining area, which has been modernised to a high standard throughout. This space is perfect for entertaining friends and family, allowing for a seamless flow between cooking and dining, leading to an enclosed rear garden.

The bathroom is thoughtfully designed, ensuring comfort and convenience for all residents. With no onward chain, this property offers a straightforward buying process, making it an attractive option for those eager to settle into their new home without delay.

Situated in a sought-after location, this house benefits from the charm and amenities that Harrogate has to offer, including local shops, parks, and excellent transport links. This property is not just a house; it is a place where you can create lasting memories. Early viewing highly recommended.
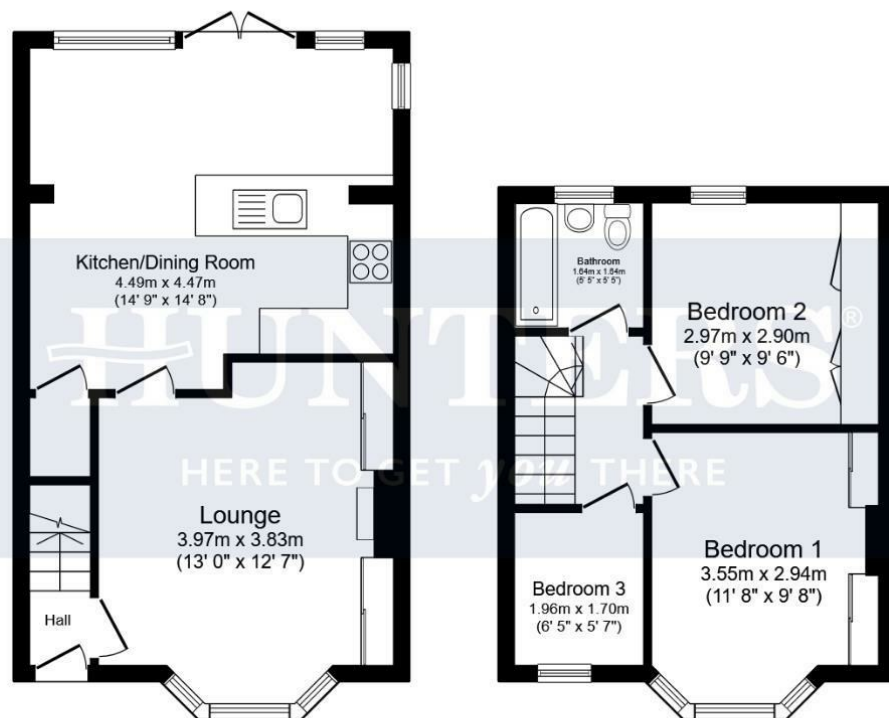

EPC
Energy rating C
This property produces 3.0 tonnes of CO2

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

Kitchen/Dining Room
4.49m x 4.47m
(14' 9" x 14' 8")

Lounge
3.97m x 3.83m
(13' 0" x 12' 7")

Hall

Ground Floor
Floor area 39.3 sq.m. (423 sq.ft.)

Bathroom
1.64m x 1.64m
(5' 5" x 5' 5")

Bedroom 2
2.97m x 2.90m
(9' 9" x 9' 6")

Bedroom 3
1.96m x 1.70m
(6' 5" x 5' 7")

Bedroom 1
3.55m x 2.94m
(11' 8" x 9' 8")

First Floor
Floor area 29.7 sq.m. (319 sq.ft.)

Total floor area: 69.0 sq.m. (742 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

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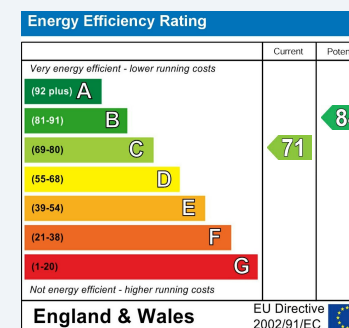HERE TO GET *you* THERE

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		84
(69-80) C		
(55-68) D	71	
(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.

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The Property Ombudsman