



King Edwards Drive, Harrogate, HG1 4HB

- IDEAL FOR FIRST TIME BUYERS
- Off road parking
- Finished to a high standard
- Modern kitchen and bathroom
- Large corner garden
- Sought after location
- Easy reach to Harrogate town center
- Council Tax Band B

Asking Price £260,000



King Edwards Drive, Harrogate, HG1 4HB

DESCRIPTION

This delightful end terrace house presents an excellent opportunity for families and first time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality, making it a practical choice for modern living.

Harrogate is renowned for its picturesque surroundings and vibrant community, providing a wonderful backdrop for this lovely home. Residents can enjoy the nearby amenities, including shops, parks, and schools, all within easy reach.

EPC

Energy rating D

This property produces 3.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





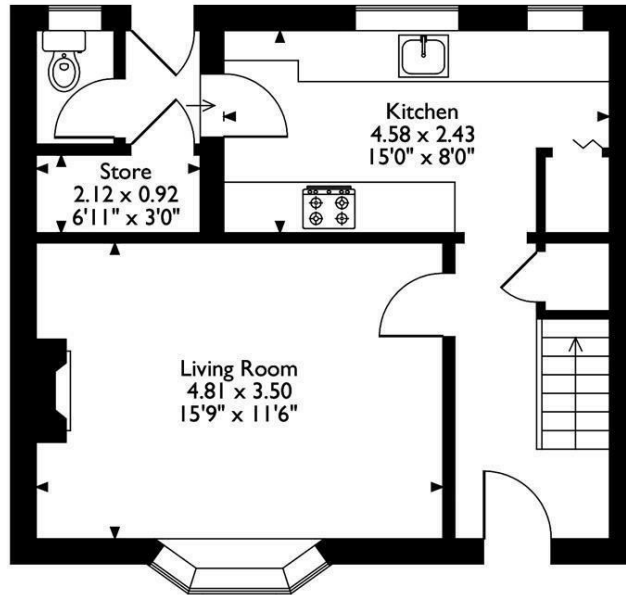
93 King Edwards Drive, Harrogate, North Yorkshire

Approximate Gross Internal Area

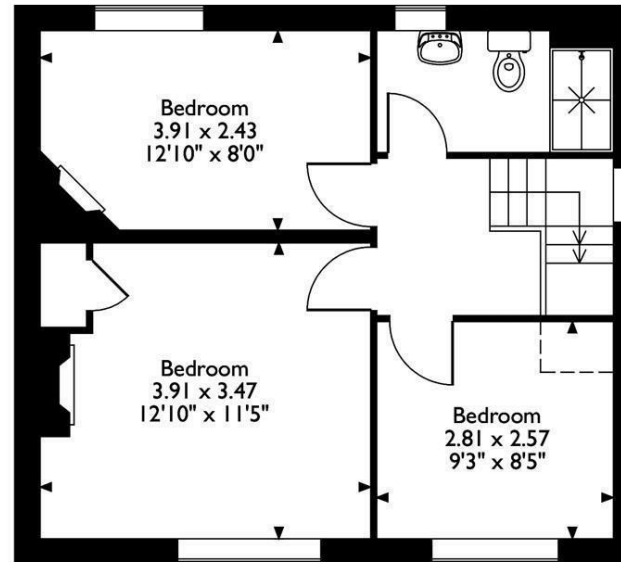
Main House = 82 Sq M/882 Sq Ft

Outbuilding = 5 Sq M/54 Sq Ft

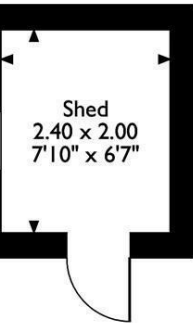
Total = 87 Sq M/936 Sq Ft



Ground Floor



First Floor



Outbuilding

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

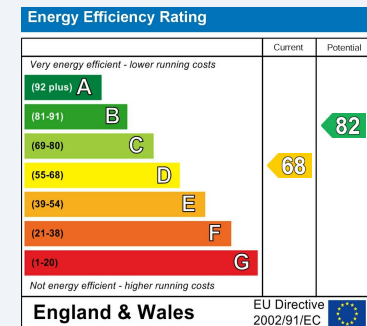
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

