



## Shelley Court, Harrogate, HG1 3LR

- Detached two bedroom bungalow
- Well-maintained private rear garden
- Driveway parking for up to three cars
- An ideal home for downsizers or small families
- Early viewing highly recommended
- Bright and airy conservatory
- Includes a garage offering secure storage
- Close to local amenities, transport links, and green spaces
- Features two spacious double bedrooms
- Council Tax Band D

**Guide Price £325,000**





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## DESCRIPTION

Located in area of Shelley Court, this detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for those seeking a tranquil retreat. The generous lounge provides an inviting space for relaxation and entertainment, while the adjoining conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere.

The private rear garden is a true gem, offering a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the property boasts a garage, providing ample storage options, along with a driveway that accommodates up to three cars, ensuring that parking is never a concern.

This bungalow is not only a wonderful home but also a fantastic opportunity for those looking to settle in a peaceful yet accessible location. With its well-proportioned rooms and thoughtful layout, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming bungalow your own in the picturesque town of Harrogate.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

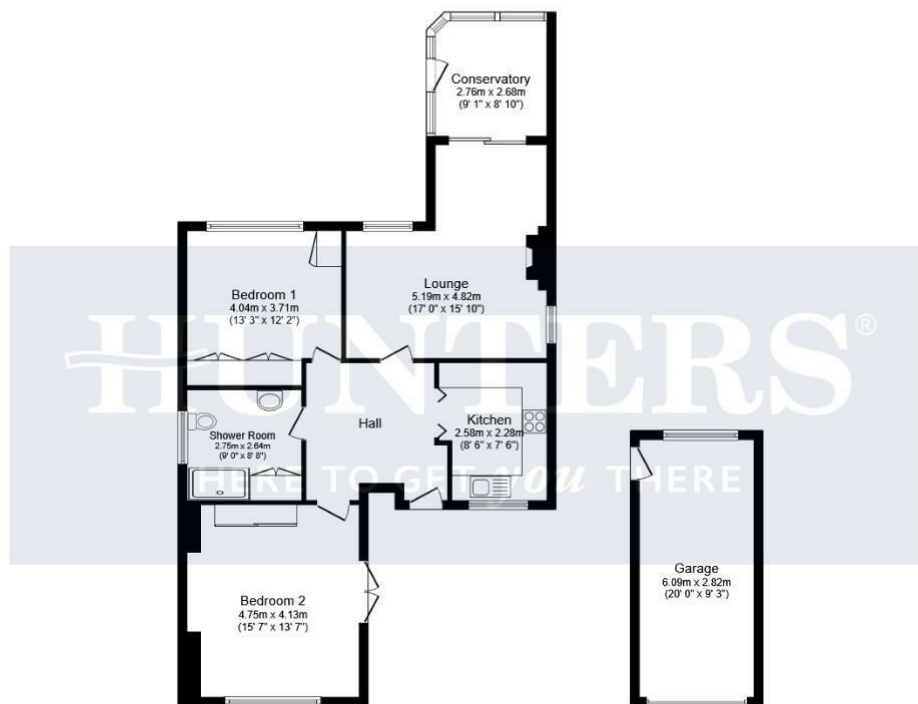
Council Tax Banding: D







16, Shelley Court, North Yorkshire, Harrogate, HG1 3LR, GB



**Floor Plan**

Floor area 88.2 sq.m. (950 sq.ft.)

**Garage**

Floor area 17.0 sq.m. (183 sq.ft.)

Total floor area: 105.2 sq.m. (1,132 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)

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### 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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