







# Coppice Gate, Harrogate, HG1 2DR

- NO ONWARD CHAIN
- Spacious lounge with double doors
- Ample kitchen cupboard space
- Integrated garage
- Close to Harrogate town centre
- Three good-sized bedrooms
- Separate kitchen with built-in appliances
- Downstairs WC
- Convenient for local schools and transport links

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## Guide Price £260,000

# Coppice Gate, Harrogate, HG1 2DR

## DESCRIPTION

NO ONWARD. Situated in the popular area of Coppice Gate, Harrogate, this three-bedroom property offers well-proportioned accommodation in a convenient location, close to Harrogate town centre, local transport links and schools.

On entering, an entrance hallway leads through to a spacious lounge featuring double doors, providing a good-sized living space. There is a separate kitchen fitted with built-in appliances and ample cupboard space, with a door leading out to the rear garden. The ground floor also benefits from a downstairs WC and access to the integrated garage.

To the first floor, a well-lit landing provides access to three good-sized bedrooms and the family bathroom.

Coppice Gate is conveniently positioned for a range of local amenities, schools and transport links, with Harrogate town centre within easy reach. The property offers a practical layout and a convenient location, making it suitable for a range of buyers, including families and first-time buyers.

An internal viewing is recommended to appreciate the accommodation on offer.







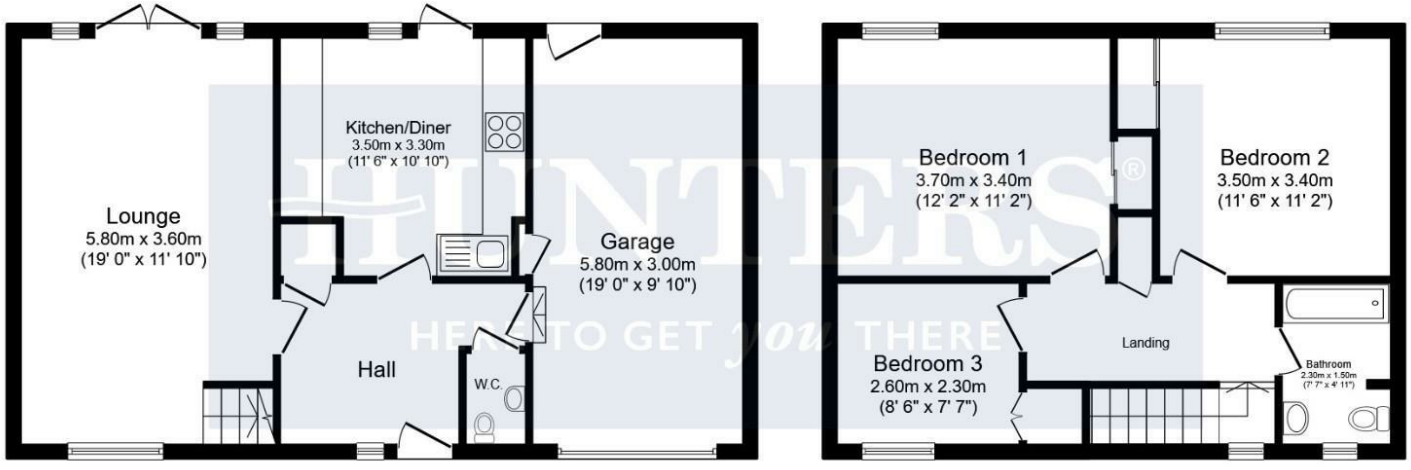













**Ground Floor** **First Floor**

Total floor area 105.5 sq.m. (1,136 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io

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**Viewings**

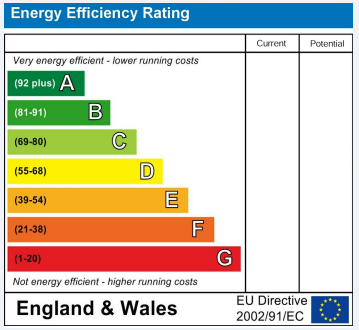
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.




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.

The Property Ombudsman

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

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