



Harlow Park Road, Harrogate, HG2 0AN

- Three bedroom semi detached house
- Driveway parking for two cars
- Positioned close to local amenities
- A well-located and spacious family home
- Early viewing highly recommended
- Open plan lounge, diner, and kitchen
- Garage included for extra storage
- Separate utility room adds practicality
- Quiet and charming residential area
- Council Tax Band C

£375,000



Harlow Park Road, Harrogate, HG2 0AN

DESCRIPTION

Located on Harlow Park Road in the charming town of Harrogate, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two double bedrooms and one large third bedroom, this property is ideal for families or those seeking extra space. The open plan lounge, diner, and kitchen create a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. Additionally, a separate utility room provides practicality and ease for daily chores.

Outside, the driveway accommodates two cars, providing ample parking for residents and visitors alike. For those in need of extra storage, the garage offers a convenient solution, making it easy to keep your belongings organised.

Situated close to local amenities, this home is ideally located for easy access to shops, schools, and recreational facilities. Harrogate is renowned for its beautiful parks and gardens, ensuring that you can enjoy the great outdoors just a stone's throw away.

In summary, this semi-detached house on Harlow Park Road presents an excellent opportunity for those seeking a spacious and well-located family home in Harrogate. With its modern layout and proximity to essential amenities, it is a property not to be missed.

EPC

Energy rating TBC

This property produced TBC tonnes of CO2

Material Information - Harrogate

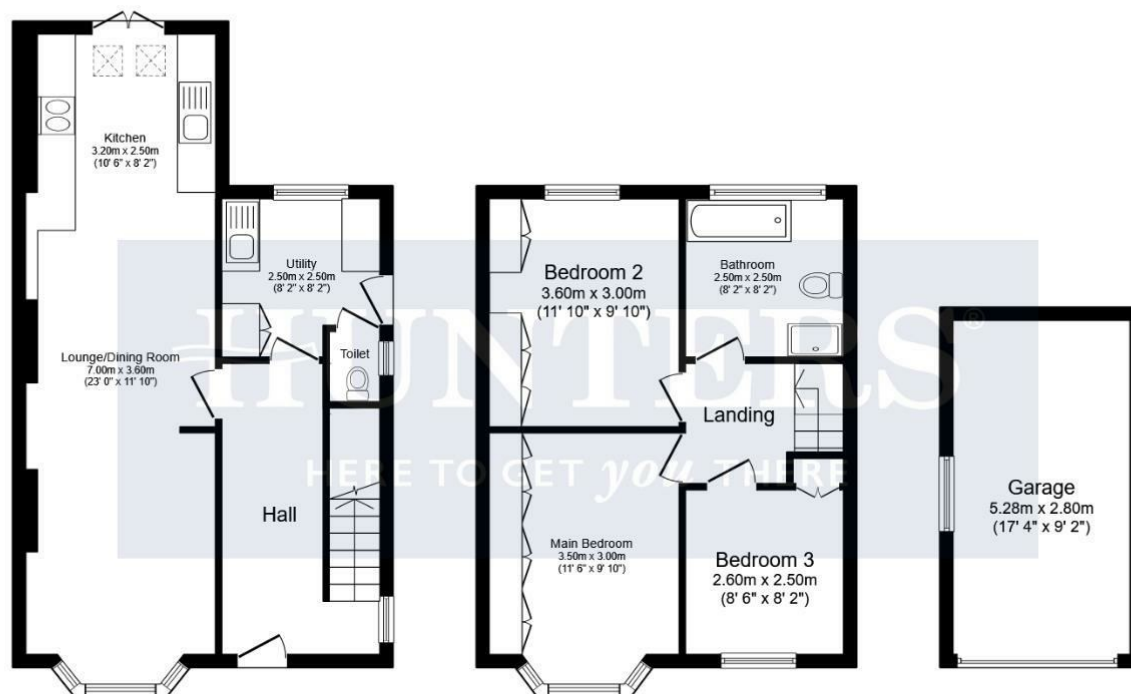
Tenure Type: Freehold

Council Tax Banding: C





49, Harlow Park Road, Harrogate, HG2 0AN, GB



Ground Floor

Floor area 48.9 sq.m. (526 sq.ft.)

First Floor

Floor area 41.1 sq.m. (442 sq.ft.)

Garage

Floor area 14.8 sq.m. (159 sq.ft.)

Total floor area: 104.7 sq.m. (1,127 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

HUNTERS
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		
(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.



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

HUNTERS
HERE TO GET *you* THERE