



Station View, Harrogate, HG2 7JA

- Located on Station View in a popular residential area
- Three generous double bedrooms
- Separate, well-equipped kitchen with ample workspace
- Close proximity to local shops and everyday amenities
- Additional store room at the rear offering valuable storage space
- Ideal buy for first time buyers
- Adjoining lounge and dining area, perfect for entertaining
- Low-maintenance private rear courtyard for outdoor enjoyment
- Excellent access to nearby public transport links
- Council Tax Band B

Guide Price £230,000

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DESCRIPTION

Located on Station View, this terraced house boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Upon entering, you will find two inviting reception rooms that offer a perfect blend of comfort and functionality. The separate kitchen is well-equipped, providing ample space for culinary creations, while the adjoining lounge and dining area create a warm and welcoming atmosphere for entertaining friends and family.

One of the standout features of this property is the low maintenance private courtyard at the rear, which offers a tranquil outdoor space. Additionally, there is a convenient store room at the back of the property, providing extra storage space for your belongings.

Situated close to local amenities, this home ensures that you have everything you need within easy reach. Public transport links are also nearby, making commuting easy.

This terraced house presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Don't miss your chance to make this lovely property your new home.



EPC

Energy rating C

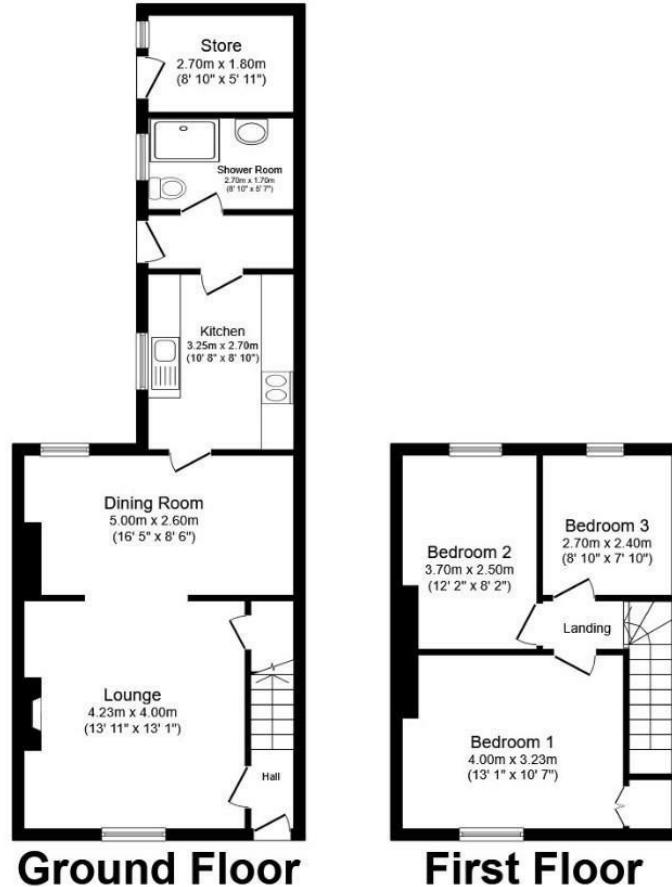
This property produces 3.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





Total floor area 91.3 sq.m. (983 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 www.focalagent.com

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.



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

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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	82
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.