



## Greenfields Drive, Harrogate, HG2 7BL

- NO ONWARD CHAIN
- Relatively new roof and boiler replaced in the last few years
- Kitchen and dining area
- Garage for extra storage
- Early viewing highly recommended
- Three bedroom semi detached house
- Big private garden
- Driveway for multiple cars
- Generously sized bedrooms
- Council Tax Band C

**Guide Price £300,000**





# Greenfields Drive, Harrogate, HG2 7BL

## DESCRIPTION

NO ONWARD CHAIN. Situated on the sought-after Greenfields Drive, this charming semi-detached home offers a perfect blend of comfort, space, and convenience. With three generously sized bedrooms, it's an ideal choice for families or anyone in need of extra room.

The welcoming reception room provides a versatile space for relaxing or entertaining, whether it's quiet evenings in or lively gatherings with friends and family. The well-appointed kitchen is both practical and spacious, with ample room for a dining table, making it a great spot for everyday meals.

One of the property's standout features is the large, private back garden—perfect for outdoor activities, gardening, or simply enjoying a peaceful moment in the open air. A garage and a shed offer excellent storage solutions for tools, bikes, and more, while ample parking ensures convenience for both residents and guests.

Located in the picturesque town of Harrogate, this home offers not just spacious living but a chance to enjoy a serene lifestyle in a well-connected and desirable area. With its thoughtful layout and practical amenities, this is a must-see property for anyone looking to make Harrogate their home.

EPC

Energy rating C

This property produces 3.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 3911

Leasehold Ground Rent Amount £2 per year - no longer collected

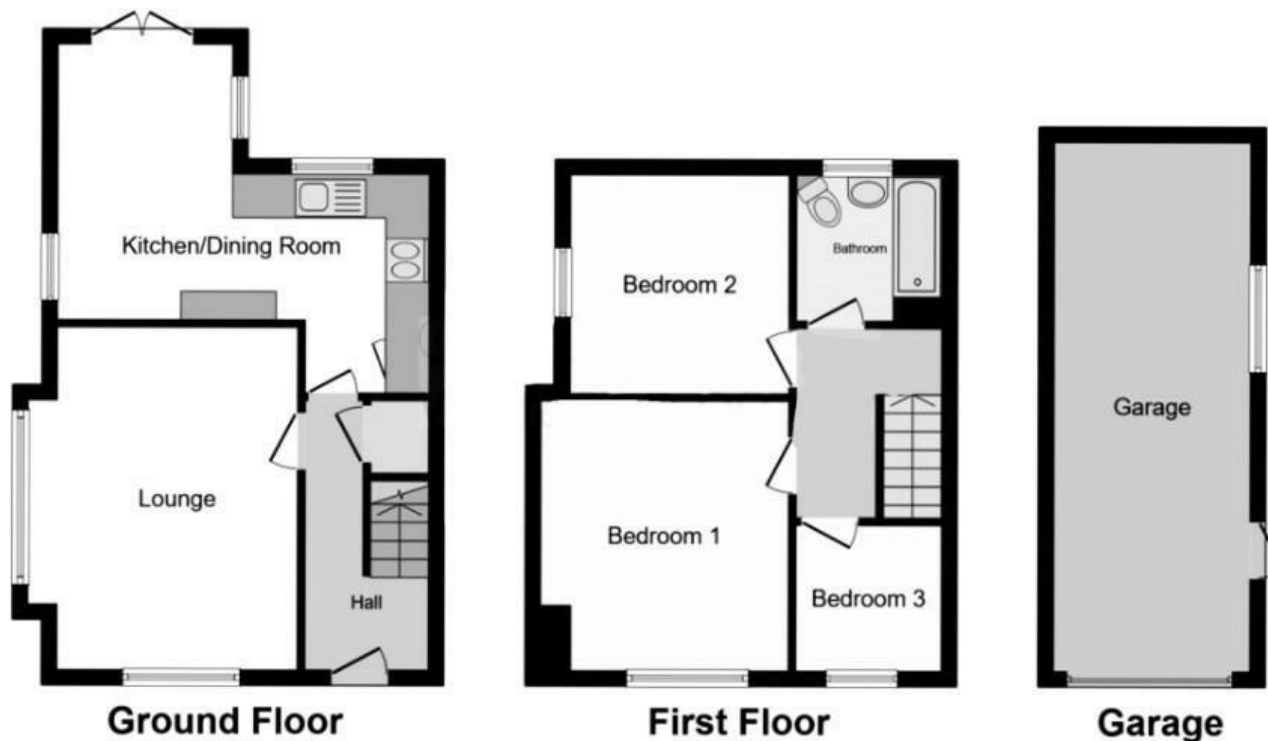
Council Tax Banding: C











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](http://www.focalagent.com)

### 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>		<b>85</b>
(69-80) <b>C</b>	<b>69</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.