



Nightingale Drive, Harrogate, HG1 4NJ

- Mid-terrace house with a charming and welcoming appeal
- Open-plan kitchen and dining area
- Versatile converted garage space
- Located close to local shops, cafes and transport links
- Early viewing highly recommended
- Features three spacious double bedrooms
- Separate lounge providing a cosy space
- Large rear garden including a patio area
- Situated in a sought-after and family-friendly area
- Council Tax Band E

Guide Price £300,000



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DESCRIPTION

Located on Nightingale Drive, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is the open kitchen and dining area, which creates a warm and welcoming atmosphere for entertaining guests or enjoying family meals, including a separate spacious lounge that provides a cosy retreat for relaxation.

Additionally, the property boasts a versatile converted garage space, which can serve as an office/gym or be transformed into a den, providing further flexibility to suit your lifestyle needs.

The large rear garden is a standout feature, complete with a patio area that is perfect for outdoor furniture, allowing you to enjoy al fresco dining or simply bask in the sun during warmer months. Rear garden access is by a private shared access path with bolted entry gates for each property.

Conveniently located, this home is just a stone's throw away from local shops, cafes, and excellent public transport links, ensuring that you have everything you need within easy reach.

This property presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. Don't miss the chance to make this charming house your new home.

EPC

Energy rating C

This property produces 3.5 tonnes of CO2

Material Information - Harrogate

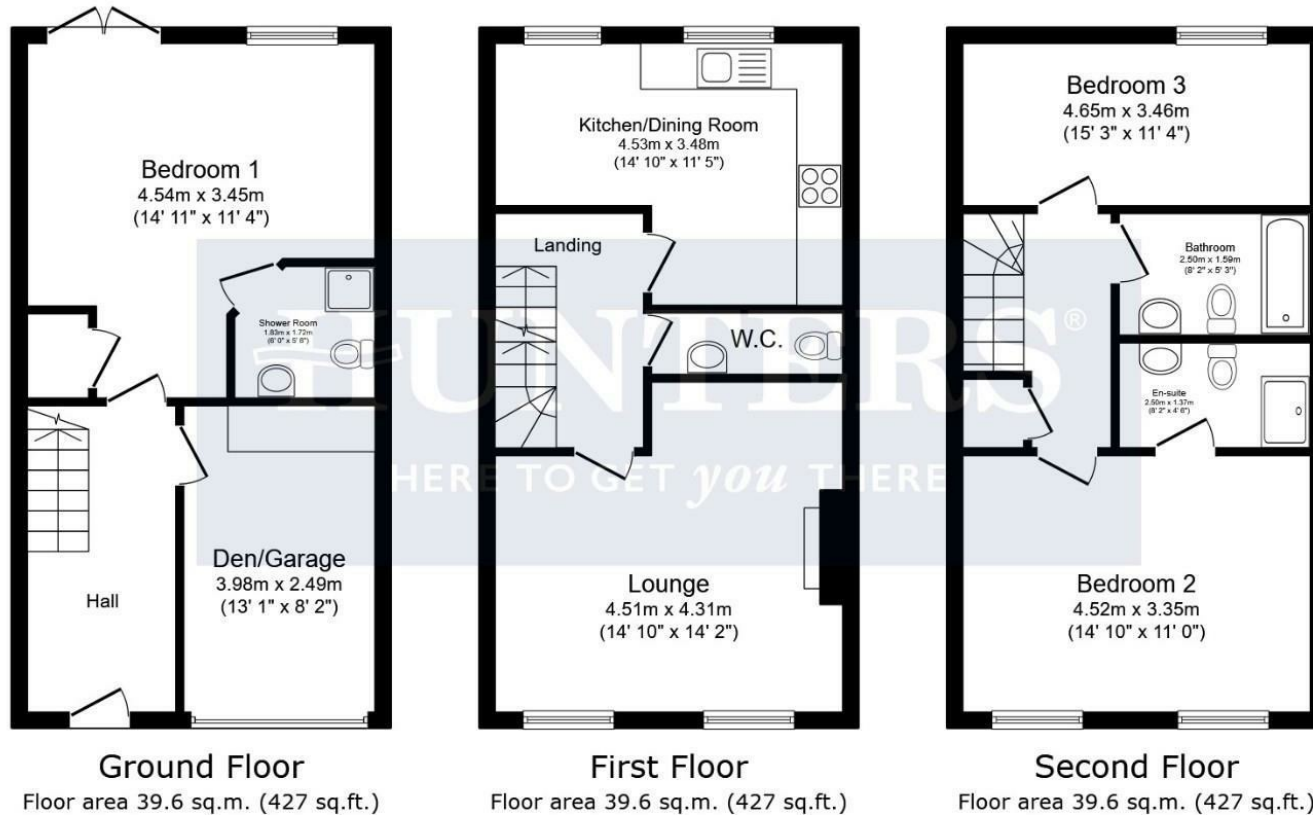
Tenure Type: Freehold

Council Tax Banding: E





37, Nightingale Drive, Harrogate, HG1 4NJ, GB



Total floor area: 118.9 sq.m. (1,280 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

Viewings

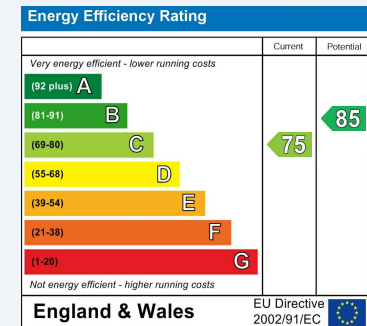
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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