



## Exeter Crescent, , Harrogate , HG3 2TF

- IDEAL FOR FIRST TIME BUYERS & INVESTORS
- Two reception rooms with the option of a through lounge and dining room
- Guest cloakroom
- Single garage
- Ideal location - close to local amenities
- Spacious throughout
- Fully double glazed
- Front and rear gardens
- Energy rated 'C'
- Free mortgage advice available - call to discuss

**Guide Price £235,000**



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## DESCRIPTION

A fantastic opportunity to purchase this spacious three-bedroom mid-terrace property, ideally situated in the popular Jennyfields suburb of Harrogate. Offering well-proportioned accommodation, front and rear gardens, and the added benefit of a single garage, this property is well suited to a range of buyers.

Conveniently located close to a variety of excellent local amenities, well-regarded schools and regular bus routes providing easy access to Harrogate town centre, the property offers both comfort and convenience.

The accommodation is fully double glazed with UPVC windows and briefly comprises an entrance porch leading into the welcoming hallway, with access to a useful guest WC, kitchen and spacious front-facing lounge. The lounge benefits from the option to open through into the separate dining room, creating a versatile and sociable living space.

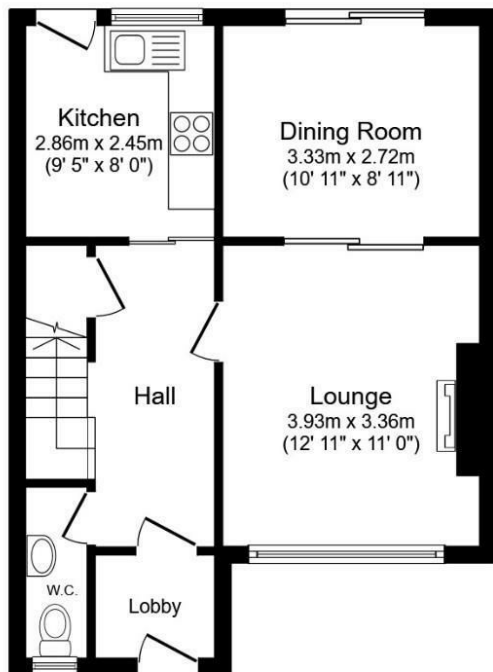
To the first floor, the landing provides access to three bedrooms, including a generous main bedroom with fitted wardrobes, a further double bedroom and a useful single bedroom, together with the family bathroom.

Externally, the property is approached from Salisbury Drive and benefits from an extensive front garden, predominantly laid to lawn with planted borders and fenced boundaries. To the rear is a further good-sized garden, featuring a low-maintenance paved patio area and access to the property's single garage.

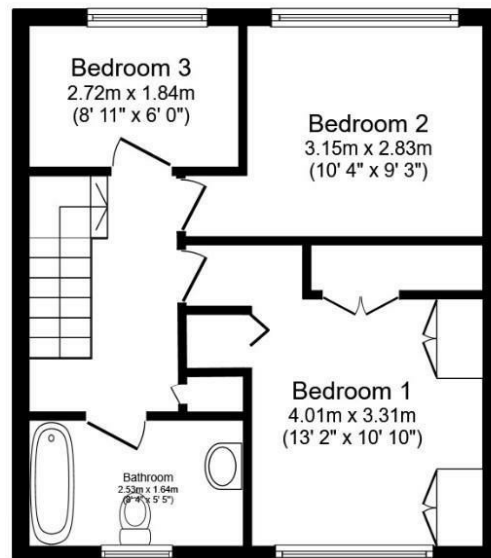
With its generous living accommodation, gardens, garage and convenient location, this is an excellent opportunity to acquire a well-proportioned family home in a popular residential area.



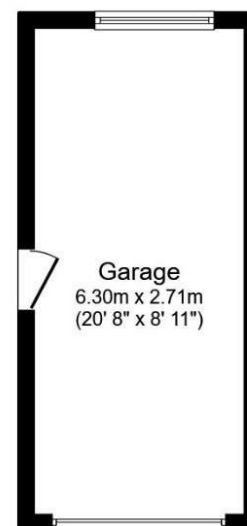




**Ground Floor**



**First Floor**



**Garage**

Total floor area 100.0 m<sup>2</sup> (1,077 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](http://www.focalagent.com)

### Viewings

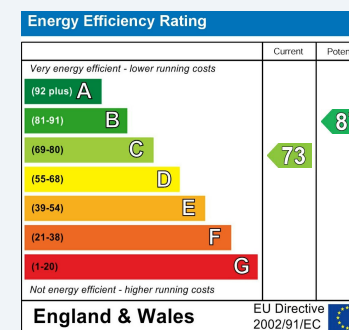
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.