



Durham Way, Harrogate, HG3 2TB

- NO ONWARD CHAIN
- Garage included for extra storage
- Open plan lounge and diner
- Located close to Harrogate centre and schools
- Early viewing highly recommended
- Private rear garden
- Private rear garden and front garden
- Ideal for first-time buyers, families, or professionals
- Easy access to parks and green spaces
- Council Tax Band C

Guide Price £240,000



Durham Way, Harrogate, HG3 2TB

DESCRIPTION

NO ONWARD CHAIN. Located on Durham Way, this semi-detached house presents an excellent opportunity for families, first time buyers and professionals alike.

Inside, you'll find three well-sized bedrooms – two generous doubles and a smaller room that works great as a nursery, guest room, or a quiet home office if you're working remotely. There's plenty of space to grow into.

The open-plan lounge and dining area is the real heart of the home. It's a bright and airy space where natural light pours in, perfect for everything from family dinners to relaxed evenings with friends.

Outside, the private rear garden, ideal for lazy weekends, a bit of gardening, or a morning coffee in the fresh air. There's also a garage for extra storage or even a small workshop space if you're the DIY type.

Location-wise, you're just a short stroll from the town centre, with shops, schools, parks, and everything else you need close by. It's a great mix of convenience and comfort, with a true sense of home.

EPC

Energy rating C

This property produces 3.4 tonnes of CO2

Material Information - Harrogate

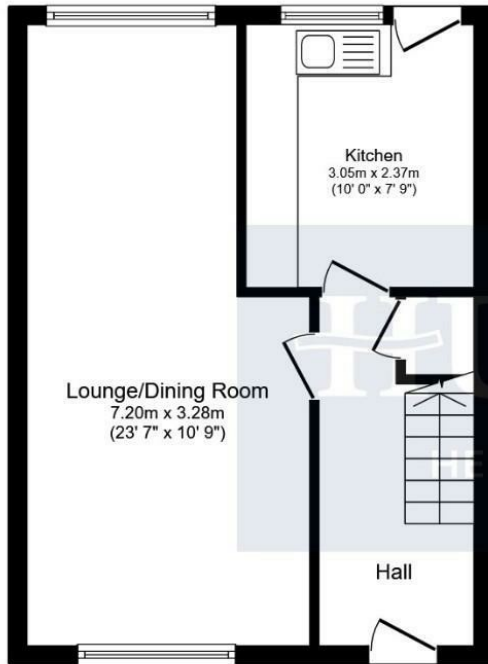
Tenure Type: Freehold

Council Tax Banding: C



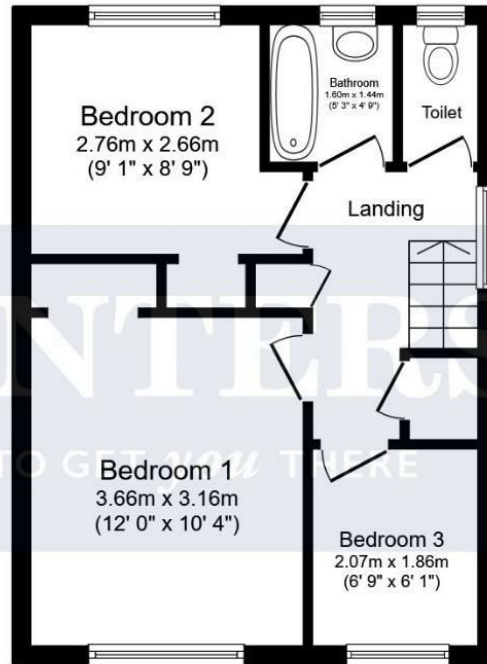


20, Durham Way, Harrogate, HG3 2TB, GB



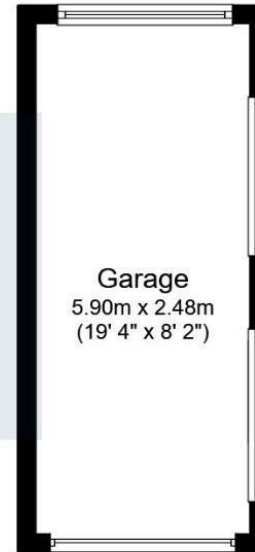
Ground Floor

Floor area 37.3 sq.m. (401 sq.ft.)



First Floor

Floor area 37.3 sq.m. (401 sq.ft.)



Garage

Floor area 14.7 sq.m. (158 sq.ft.)

Total floor area: 89.3 sq.m. (961 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

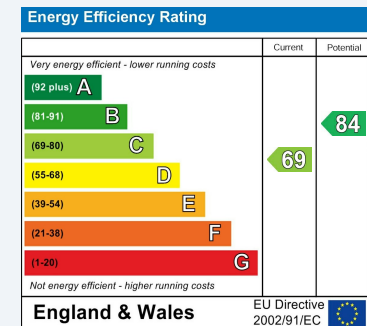
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.