



South Drive, Harrogate, HG2 8AT

- FOR SALE VIA TRADITIONAL AUCTION
- Auction pack available via [Hunters.com/Auctions](https://www.hunters.com/auctions)
- Currently three apartments
- Cellar with potential to convert
- Sought After location

- The bidding end date is 26 March at 2.30pm
- Stunning Victorian semi-detached home
- Opportunity to convert to a significantly sized family home
- Freehold
- Council Tax Band: See Material Information

By Auction £460,000



South Drive, Harrogate, HG2 8AT

DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £460,000 *
BIDDING CLOSSES 26 MARCH AT 2.30PM* FEES APPLY *
REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT
AUCTIONS

A super opportunity to purchase this stunning Victorian stone built property now in need of modernisation. Currently offering three apartments occupying each floor, though with the potential to convert back and restore to the beauty of a large family home.

Located on this highly sought after road on the attractive South side of Harrogate and with the convenience of local amenities close by, access to Harrogate train station and excellent road links to Leeds. The area is served by well regarded schools and offers a flat walk into Harrogate Town Centre or Marks and Spencer Foodhall and a good selection of stores on Leeds Road.

Services are set up for each individual flat on separate meters and the property is sold as Freehold. The property benefits from a cellar incorporating three rooms and offering potential for development as part of the renovation plans.

Outside, a private rear courtyard garden and to the front a gated entrance to a shingle laid garden, also with the potential to partly convert to off street parking if desired.

The auction date to be confirmed once the legal pack is available. Immediate viewing is available - please call Harrogate Hunters to arrange an appointment.



Material Information - Harrogate

Tenure Type: Freehold

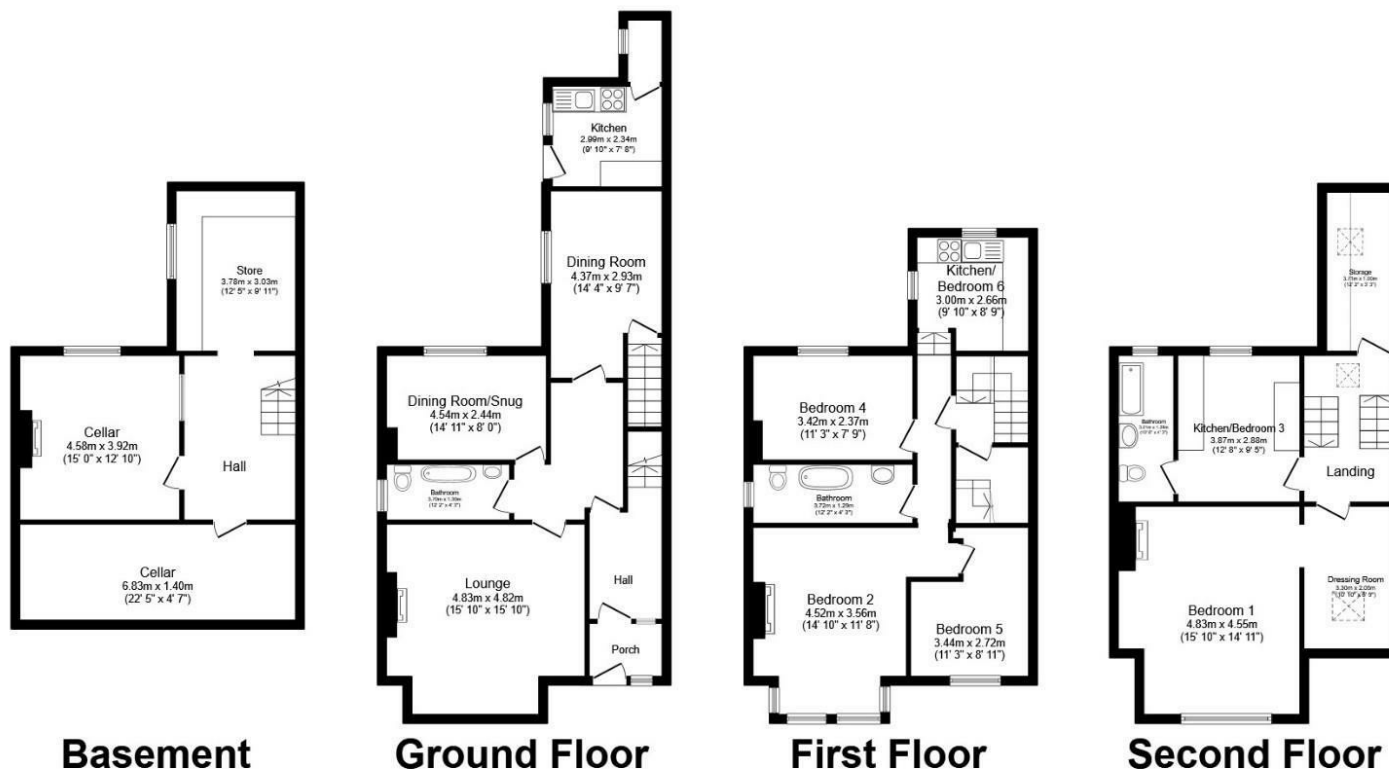
Council Tax Banding: Ground Floor: C First Floor: C Second Floor: C

EPC

EPC for whole house band E

This property produces 14.0 tonnes of CO2





Total floor area 231.7 m² (2,494 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.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.