



Sycamore Drive, Harrogate, HG2 7PU

- Private garden
- Separate kitchen and dining area
- Conservatory
- Early viewing highly recommended
- Off road parking
- Two good proportioned bedrooms
- Sought after location
- Council Tax Band B

Guide Price £250,000



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DESCRIPTION

Located in the charming area of Sycamore Drive, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in the 1990s, the property boasts a warm and inviting atmosphere, making it an ideal home for families or couples.

Upon entering, you will find a spacious reception room that provides ample space for relaxation and entertaining. The property features two well-proportioned bedrooms.

The bathroom is thoughtfully designed, providing both functionality and comfort. The layout of the house promotes a sense of flow, making it easy to navigate and enjoy the various living spaces.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles. This is a significant advantage in a bustling area, allowing for easy access and peace of mind. Additionally, the driveway enhances the overall appeal of the home.

The garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. It offers a wonderful opportunity for gardening enthusiasts or those simply wishing to unwind in a tranquil setting. Don't miss the chance to make this house your home!

EPC

Energy rating TBC

this property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





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.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.