



## Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED

- Three-bedroom semi-detached house located on Wainfleet Road
- Separate dining area perfect for entertaining
- Driveway parking for two vehicles
- Bright conservatory overlooking the rear garden
- Early viewing highly recommended
- Two spacious reception rooms
- Private rear garden offering a peaceful outdoor retreat
- Garage for extra storage
- Close to local amenities and public transport
- Council Tax Band C

**Guide Price £300,000**

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# Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED

## DESCRIPTION

Located on Wainfleet Road this three-bedroom semi-detached house offers a perfect blend of comfort and style. With two spacious reception rooms, including a welcoming lounge and a separate dining area, this home is ideal for both relaxation and entertaining.

The property features a well-appointed kitchen that is both functional and inviting. A lovely conservatory extends from the living space, providing a bright and airy spot to enjoy the views of the private garden, which is perfect for outdoor gatherings or quiet moments in nature.

The three bedrooms are generously sized, providing ample space for family or guests. The bathroom is conveniently located to serve all bedrooms.

For those with vehicles, the property has a driveway that accommodates two vehicles and a garage that offers additional storage options. The front garden enhances the home's curb appeal, while the rear garden provides a tranquil retreat, perfect for enjoying the outdoors.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its combination of space, convenience, and charm, it is an opportunity not to be missed.



EPC

Energy rating D

This property produces 4.3 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





## Ground Floor

Total floor area 129.3 sq.m. (1,392 sq.ft.) approx

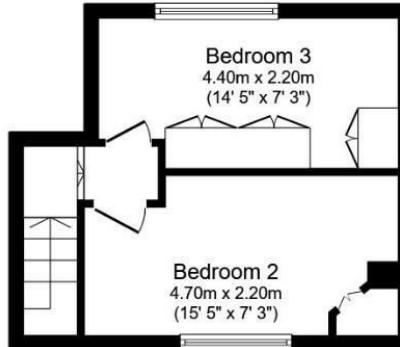
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

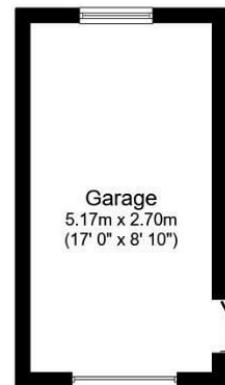
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## First Floor



## Garage

# 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		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	58	
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.