



Wentworth Drive, Harrogate, HG2 7LA

- Located on Wentworth Drive
- Driveway and garage for off road parking
- Private rear garden
- Excellent transport links
- Early viewing highly recommended
- Features two spacious bedrooms
- Separate dining room
- Close to local shops, parks, and amenities
- Room for an at home office
- Council Tax Band C

Guide Price £285,000



Wentworth Drive, Harrogate, HG2 7LA

DESCRIPTION

Located on Wentworth Drive in the charming town of Harrogate, this bungalow offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed by a light-filled lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The separate dining room offers an excellent space for family meals or dinner parties, ensuring that every occasion is special.

The bungalow features a well-appointed bathroom, catering to all your daily needs. One of the standout features of this property is the private rear garden, which provides a tranquil outdoor space for gardening, enjoying a morning coffee, or hosting summer barbecues.

Located in a desirable area of Harrogate, this home is close to local amenities, parks, and excellent transport links, making it a convenient choice for everyday living. This bungalow is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this charming property your new home.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

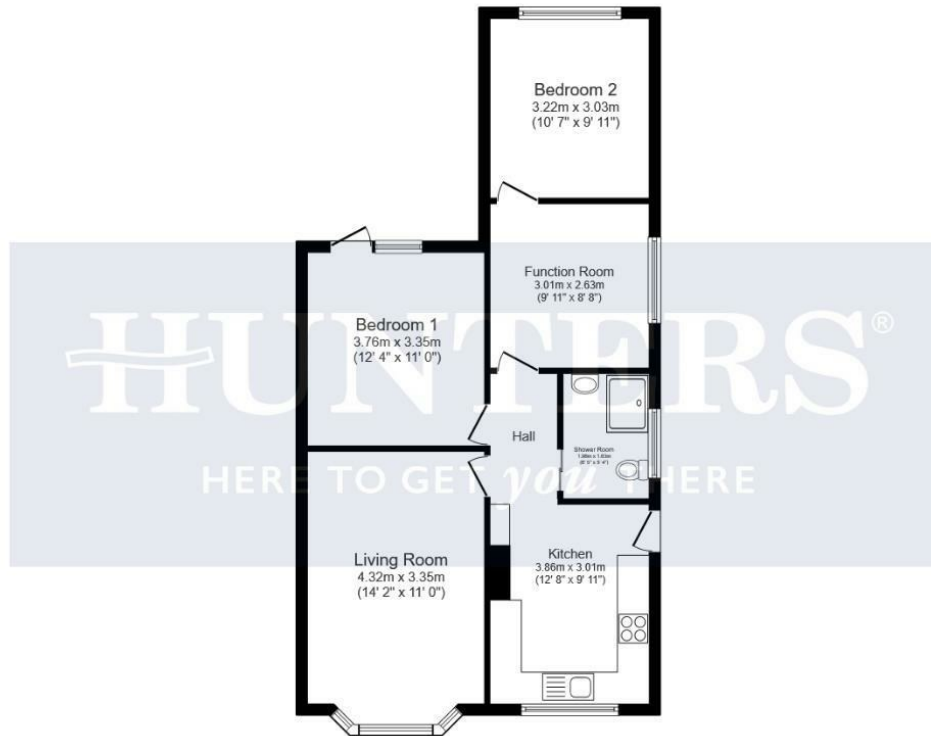
Tenure Type: Freehold

Council Tax Banding: C





18, Wentworth Drive, Harrogate, HG2 7LA, GB



Floor plan
Floor area 69.2 sq.m. (745 sq.ft.)

Total floor area: 69.2 sq.m. (745 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

HUNTERS
HERE TO GET *you* THERE

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

HUNTERS
HERE TO GET *you* THERE