



## Tranmere Croft, Darley, Harrogate, HG3 2QD

- End terrace house offering a blend of comfort and privacy
- Private garden
- Boasts a large kitchen
- Features three well-proportioned bedrooms
- Surrounded by country side
- Off-street parking for one vehicle
- Sun room acts as a bright and inviting space
- Includes two spacious reception rooms
- Equipped with two full bathrooms
- Council Tax Band B

**Guide Price £300,000**



# Tranmere Croft, Darley, Harrogate, HG3 2QD

## DESCRIPTION

Located in Tranmere Croft, this end terrace house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including two spacious double rooms and a cosy single, this home is ideal for families or those seeking extra space.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The large kitchen is a true highlight, offering plenty of room for culinary creativity and family gatherings. Additionally, the house features two full bathrooms, ensuring convenience for all residents.

One of the standout features of this home is the sun room, which serves as a delightful sun trap, perfect for enjoying the warmth of the sun throughout the day. The big private garden is a wonderful outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying a peaceful afternoon in nature.

Parking is made easy with space for one vehicle, adding to the practicality of this lovely home. Located in the picturesque surroundings of Harrogate, this property is not only a comfortable residence but also a gateway to the beautiful countryside and local amenities.

EPC

Energy rating D

This property produces 3.9 tonnes of CO2

Material Information - Harrogate

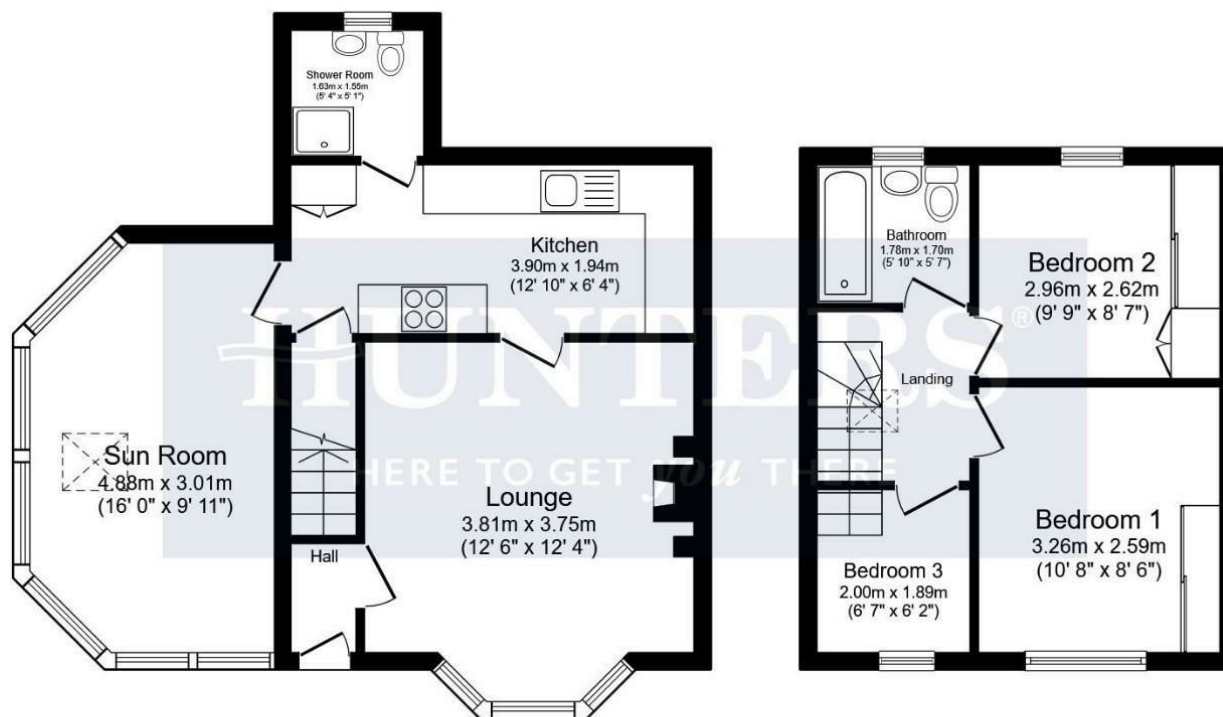
Tenure Type: Freehold

Council Tax Banding: B





5, Tranmere Croft, Harrogate, Darley, HG3 2QD, GB



Ground Floor

Floor area 48.1 sq.m. (518 sq.ft.)

First Floor

Floor area 29.6 sq.m. (318 sq.ft.)

Total floor area: 77.7 sq.m. (836 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](http://www.Propertybox.io)

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### Viewings

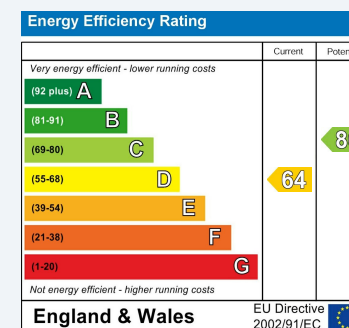
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.

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