



Larkfield Road, Harrogate, HG2 0BU

- Located on the desirable Larkfield Road
- Spacious kitchen/diner
- Outhouse with a bar
- Garage with ample storage space
- Early viewing highly recommended
- Three well-proportioned bedrooms
- Private rear garden
- Driveway for off-road parking
- Well-maintained throughout
- Council Tax Band C

Guide Price £425,000



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DESCRIPTION

Located on Larkfield Road, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is the spacious kitchen/diner area, which is designed for both functionality and socialising. This space is perfect for family meals or gatherings with friends, allowing for a seamless flow between cooking and dining.

Outside, the property boasts a private back garden, providing a tranquil retreat for outdoor enjoyment. The garden is complemented by a bar area, making it an excellent spot for summer gatherings or simply unwinding after a long day. This area could be used for many uses, either a home gym or office. Additionally, the garage offers ample storage space.

For those with vehicles, the driveway provides convenient off-road parking for multiple cars, a valuable feature in this sought-after area.

This semi-detached house on Larkfield Road is not just a home; it is a lifestyle choice, offering a perfect setting for both relaxation and entertainment. With its desirable location in Harrogate, this property is sure to attract interest from a variety of buyers. Don't miss the opportunity to make this charming house your new home.

EPC

Energy rating D

This property produces 4.8 tonnes of CO2

Material Information - Harrogate

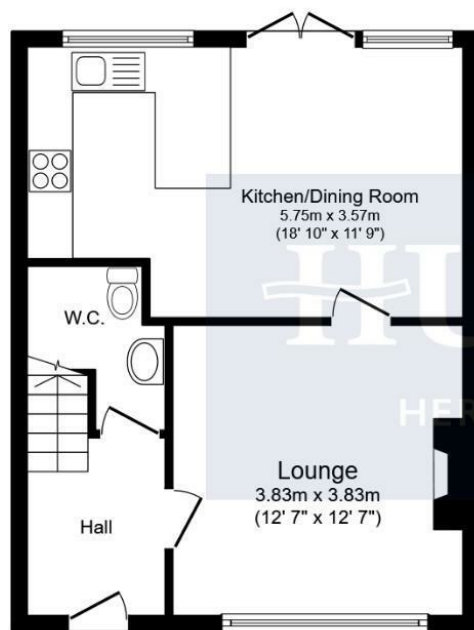
Tenure Type: Freehold

Council Tax Banding: C



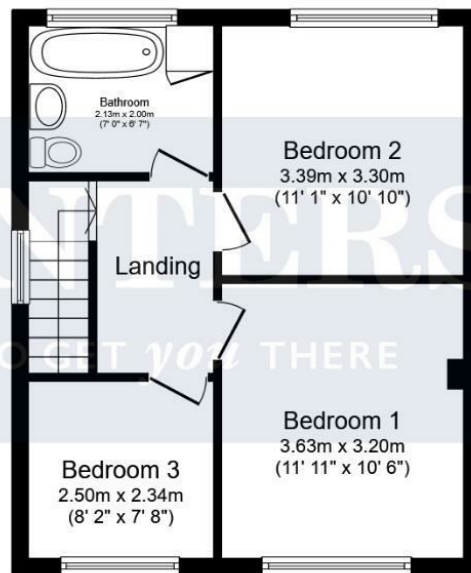


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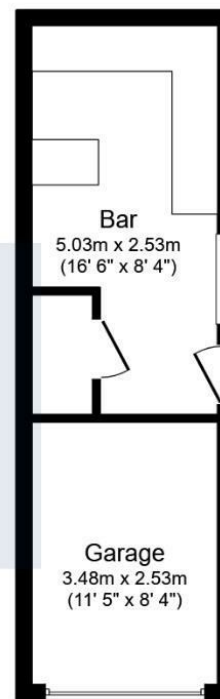
Ground Floor

Floor area 43.1 sq.m. (464 sq.ft.)



First Floor

Floor area 40.4 sq.m. (435 sq.ft.)



Outbuilding

Floor area 21.3 sq.m. (229 sq.ft.)

Total floor area: 104.8 sq.m. (1,128 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

Viewings

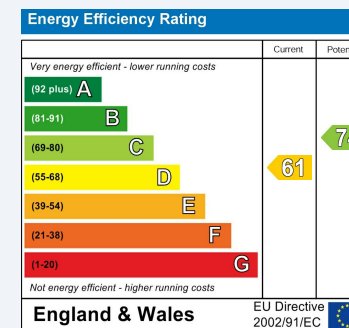
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.