



Greenfields Road, Harrogate, North Yorkshire, HG2 7BJ

- No onward chain
- Sought-after Greenfields Road location
- Driveway parking
- Excellent potential to extend
- Close to Harrogate amenities
- Three-bedroom semi-detached home
- Double-length garage
- Generous rear lawned garden
- Well-presented throughout

Guide Price £300,000



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DESCRIPTION

NO ONWARD CHAIN. Located in the highly sought-after area of Greenfields Road, Harrogate, this well-presented three-bedroom semi-detached home offers spacious accommodation, a generous plot and excellent potential for future enhancement.

The property is beautifully maintained throughout and is ready for immediate occupation. A welcoming entrance leads into a bright and spacious reception room, providing the perfect space for both everyday living and entertaining. The home also benefits from a well-appointed kitchen including built in washing machine and dishwasher, three generously proportioned bedrooms and a modern family bathroom.

A particular feature of the property is the double-length garage, offering excellent storage or exciting potential to create a garden room, home office or additional living accommodation. With the addition of a door or window, this space could become a superb extension of the home.

Externally, the property benefits from a driveway providing off-road parking to the front, leading to the garage, while to the rear is a generous enclosed lawned garden, ideal for families, entertaining or simply enjoying the outdoors.

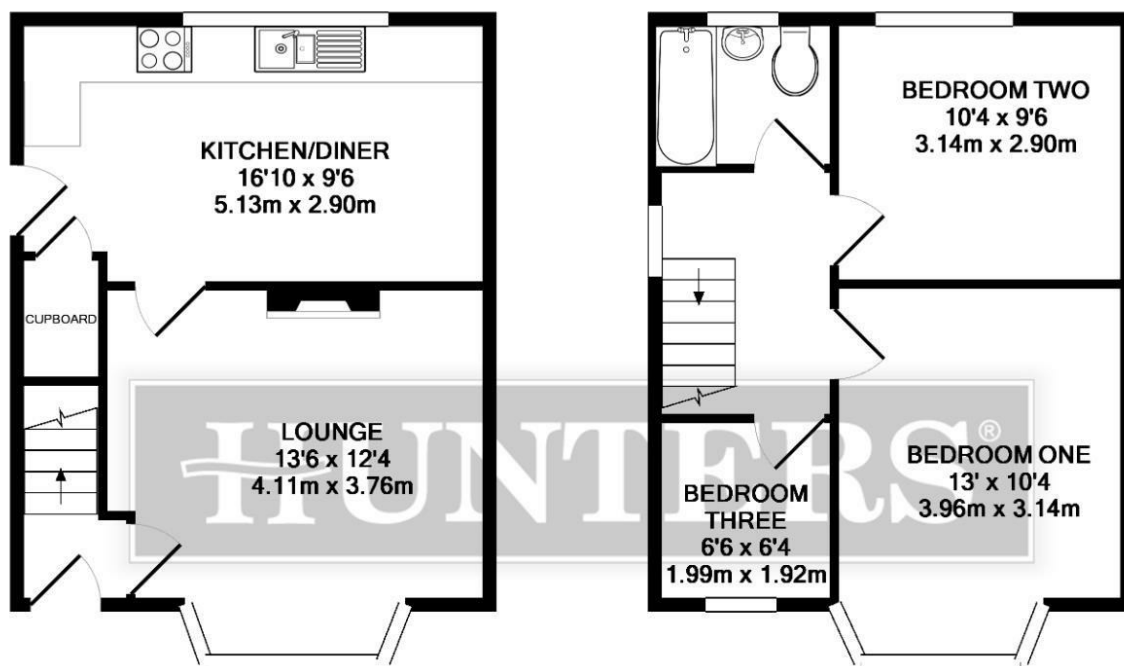
Offered to the market with no onward chain, this is a fantastic opportunity for buyers seeking a home that combines comfortable living with scope to add further value. The property is held on an exceptionally long 4,000-year lease with a nominal ground rent of just £5 per annum and no restrictive covenants, giving it many of the benefits typically associated with freehold ownership.

Greenfields Road is ideally situated close to excellent schools, local shops, parks and transport links, while Harrogate town centre is within easy reach, offering an excellent selection of restaurants, cafés, boutiques and leisure facilities.

Early viewing is highly recommended.







GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

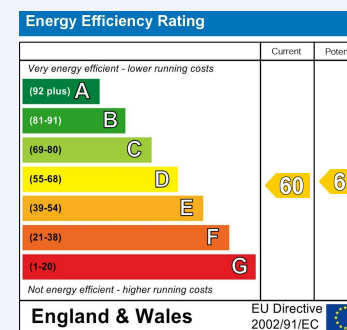
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.