

# HUNTERS<sup>®</sup>

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## Kielder Oval

Harrogate, HG2 7HQ

Council Tax: C

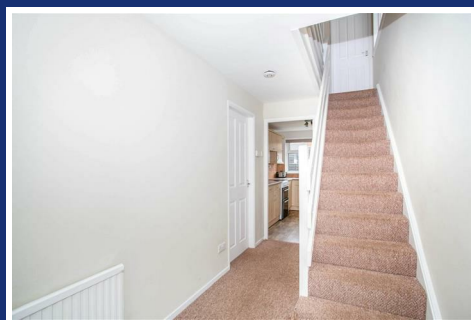
**Guide Price £295,000**



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## Entrance Hall

Accessed via UPVC entrance door, UPVC double glazed window to side elevation, radiator, stairs to first floor, under stairs storage cupboard, doors to:

## Lounge Dining Room

24'3" x 11'1" (7.40 x 3.38)

UPVC double glazed windows to front and rear elevation, radiator, TV point.

## Kitchen

10'5" x 8'2" (3.18 x 2.50)

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, space for electric cooker, plumbing and space for washing machine, space for fridge freezer, UPVC double glazed door to rear garden and UPVC double glazed window to rear elevation.

## First Floor Landing

UPVC double glazed window to side elevation, loft access, airing cupboard, doors to:

## Bedroom One

14'8" x 10'9" (4.48 x 3.30)

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

## Bedroom Two

10'9" x 9'2" (3.30 x 2.80)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

## Bedroom Three

7'1" x 6'3" (2.18 x 1.92)

UPVC double glazed window to front elevation, radiator, storage cupboard.

## Bathroom

White suite comprising panel bath with shower over and glazed screen, pedestal wash hand basin, part tiled walls, radiator, UPVC double glazed window to rear elevation.

## WC

Low level WC, UPVC double glazed window to rear elevation.

## Garage

14'1" x 8'7" (4.30 x 2.63)

UPVC double glazed door to front elevation, glazed windows to side and side access door.

## Outside

A driveway provides ample off street parking. To the remainder of the front is a lawn garden with pathway to front door. To the rear of the property is a lawn garden with paved patio seating area and fencing to perimeters.

## EPC

Environmental impact as this property produces 3.0 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold

Council Tax Banding; C

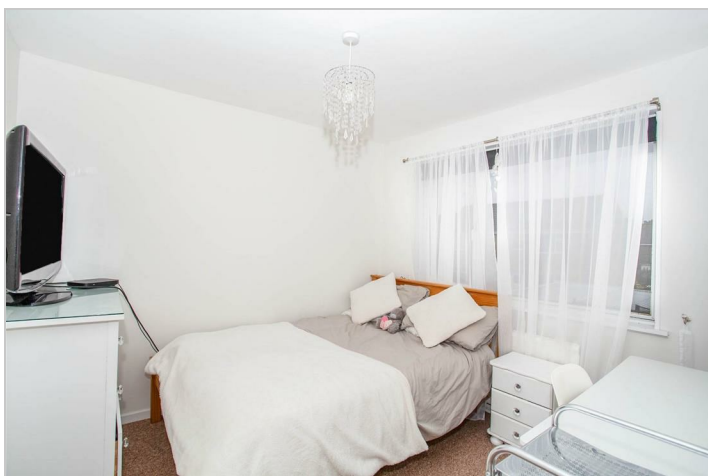
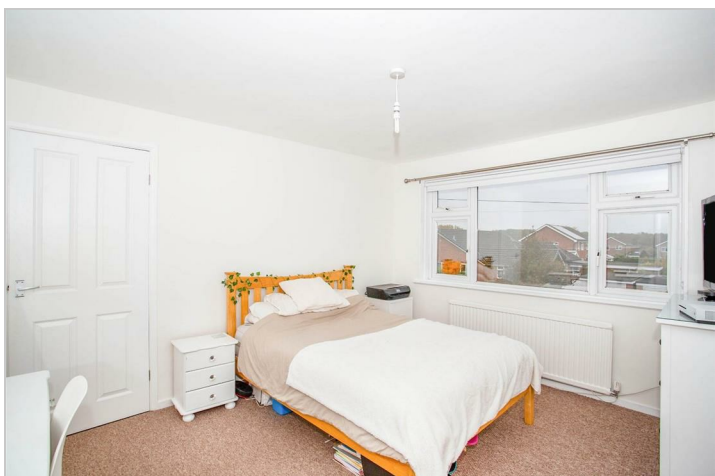


OFFERED FOR SALE WITH NO ONWARD CHAIN. A modern three-bedroom semi-detached family home, situated in a highly sought-after location close to a range of local amenities to include Morrisons supermarket and well regarded schools.

The well presented accommodation comprises: Entrance hallway, open plan lounge/dining room, separate kitchen, three first floor bedrooms, separate W.C and house bathroom.

To the outside there is a lawn garden to the front, a driveway providing two off road parking spaces leading to a detached garage. Gated access opens to an attractive and enclosed rear garden laid mainly to lawn with planted borders and patio seating area. An early viewing comes highly recommended.

- OFFERED TO MARKET WITH NO ONWARD CHAIN
  - Ideal family home in quiet neighbourhood
    - Well presented throughout
  - Good storage solutions in bedrooms
    - Sought after location
  - Attractive enclosed rear garden
    - Single garage
- Driveway parking for two cars and ample on street parking
  - Close to excellent amenities and bus routes
  - Early viewing highly recommended



Road Map



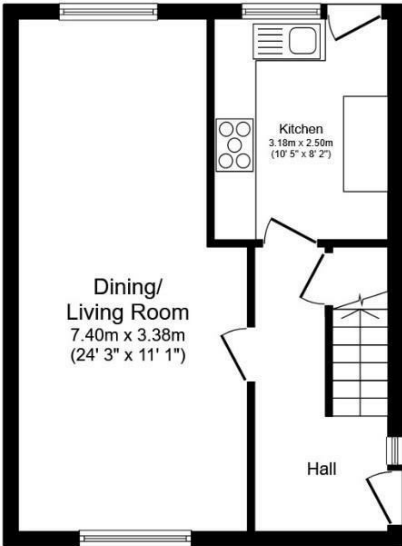
Hybrid Map



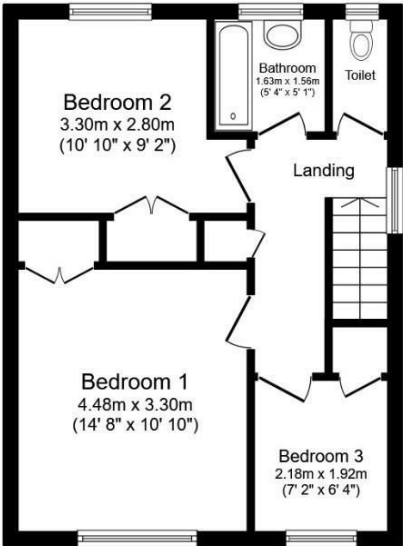
Terrain Map



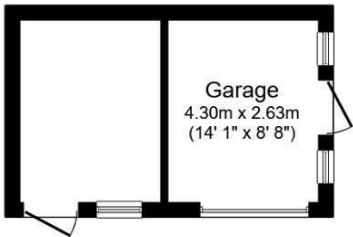
Floor Plan



Ground Floor



First Floor



Garage

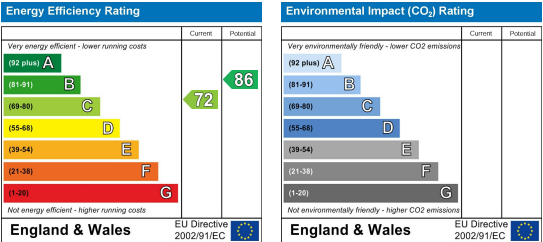
Total floor area 89.8 m<sup>2</sup> (967 sq.ft.) approx

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)

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.