



Wentworth Drive, Harrogate, HG2 7LA

- NO ONWARD CHAIN
- Private rear garden
- Driveway for off road parking
- Perfect family home
- Viewing highly recommended
- Four double bedrooms
- Garage for extra storage
- Two lounges
- Modernisation required
- Council Tax Band D

Guide Price £300,000

Wentworth Drive, Harrogate, HG2 7LA

DESCRIPTION

NO ONWARD CHAIN. This charming semi-detached house presents an ideal opportunity for families seeking a spacious and comfortable home. Boasting four generously sized double bedrooms, this property offers ample space for both relaxation and privacy.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to accommodate modern living, ensuring that every member of the family has their own space to unwind.

The property also includes two well-appointed bathrooms, catering to the needs of a busy household. For those who require additional storage, the garage provides a practical solution, while the driveway offers convenient off-road parking, a valuable asset in this sought-after area.

With its blend of space, functionality, and a welcoming atmosphere, this semi-detached house is truly a perfect family home. The location in Harrogate is renowned for its beautiful surroundings and excellent amenities, making it an attractive choice for those looking to settle in a vibrant community. This property is not to be missed, as it combines comfort and convenience in one delightful package.



EPC

Energy rating E

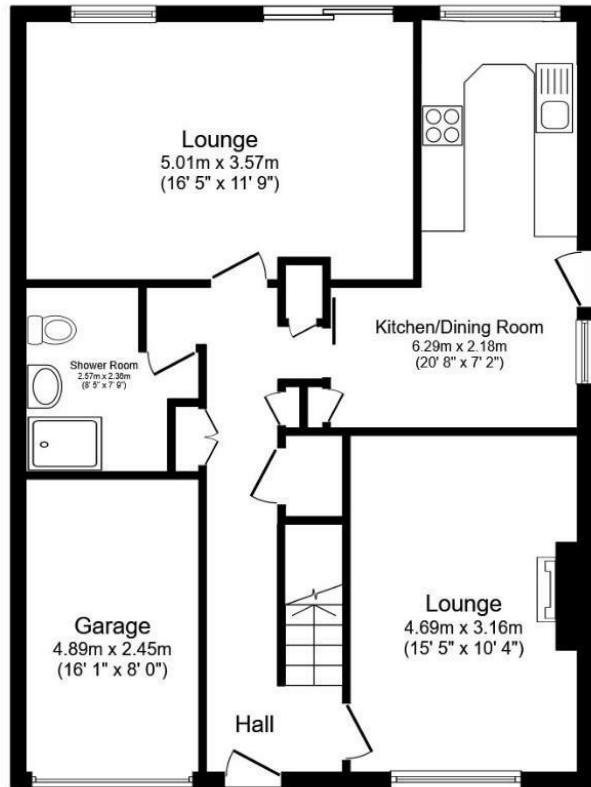
This property produces 7.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D





Ground Floor

Total floor area 132.8 sq.m. (1,430 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

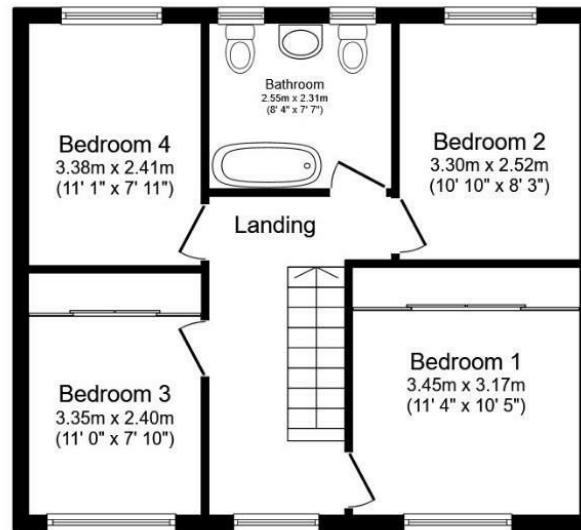
Viewings

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

Valuations

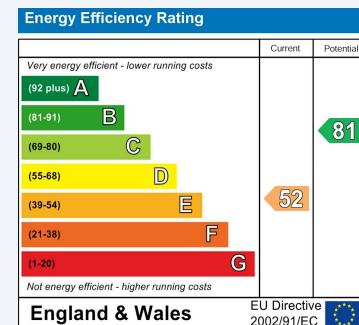
For a valuation of your property, please email the team with your property details, contact information and the times you are available.

First Floor



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.