

# HUNTERS<sup>®</sup>

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## Archie Street

Harrogate, HG1 2DD

Guide Price £200,000



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## Lounge

13'6" x 12'5" (4.13 x 3.81)

Access via UPVC entrance door, UPVC double glazed window to front elevation, radiator, feature fire place, TV point, laminate flooring, breakfast bar, through to:

## Kitchen

13'6" x 8'2" (4.13 x 2.49)

Modern range of wall and base mounted units with working surfaces over with inset sink unit and hose mixer tap. inset four ring ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, integrated under counter fridge, wall mounted boiler, tiled splash back, laminate flooring, UPVC double glazed window to rear elevation, UPVC double glazed door to rear courtyard, stairs to:

## First floor landing

Stairs to second floor, doors to:

## Bedroom Two

13'5" x 12'2" (4.11 x 3.71)

UPVC double glazed window to front elevation, radiator, TV point, fitted wardrobes.

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, inset shelving, storage cupboard, UPVC double glazed window to rear elevation.

## Bedroom One

13'6" x 13'5" (4.14 x 4.11)

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

## Outside

To the rear of the property is an attractive courtyard garden with artificial grass area, seating area, timber shed, wall and fence to perimeters.

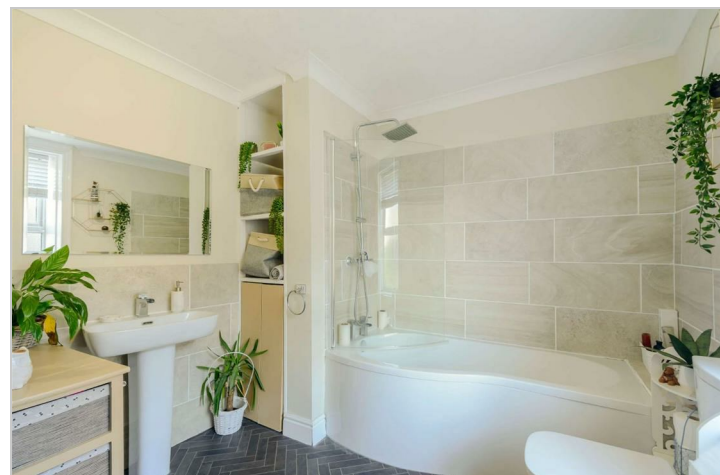
## EPC

Environmental impact as this property produces 5.4 tonnes of CO2.

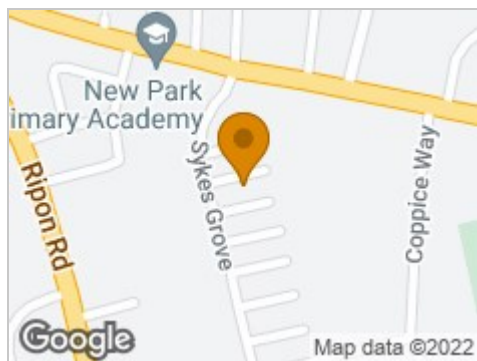
## Material Information

Tenure Type; Freehold  
Council Tax Banding; A  
EPC: E





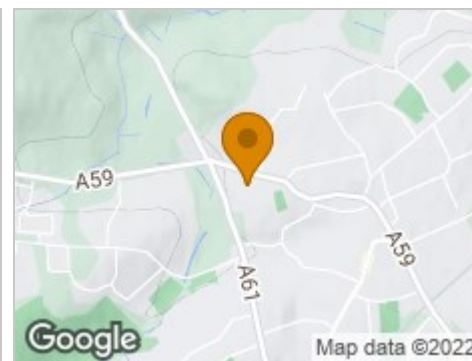
## Road Map



## Hybrid Map

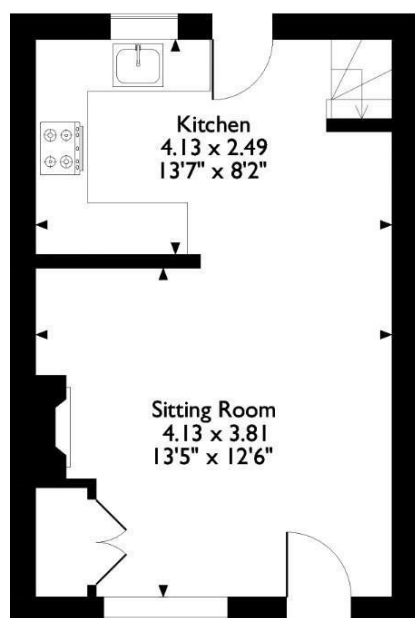


## Terrain Map

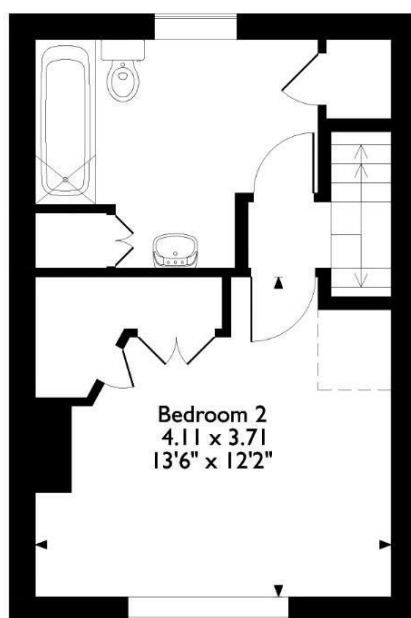


## Floor Plan

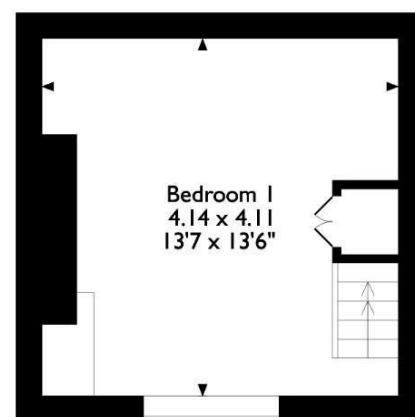
### 10 Archie Street, Harrogate, North Yorkshire Approximate Gross Internal Area 71 Sq M/765 Sq Ft



**Ground Floor**



**First Floor**



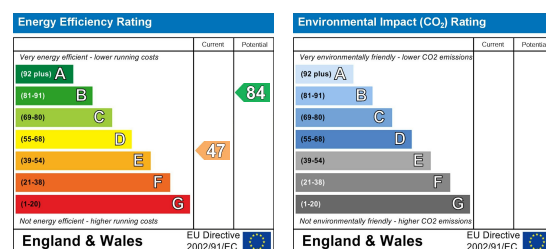
**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.