

# HUNTERS®

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## Park House Green

Harrogate, HG1 3HW

Council Tax: B

Offers Over £235,000



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## Entrance Hall

Access via UPVC glazed entrance door, radiator, stairs to first floor, door to:

## Lounge

13'0" x 12'1" (3.98 x 3.70)

UPVC double glazed window to front elevation, radiator, TV point, under stairs storage cupboard, laminate flooring, through to:

## Dining Room

10'5" x 7'10" (3.18 x 2.40)

UPVC double glazed window to rear elevation, radiator, laminate flooring, door to:

## Kitchen

10'5" x 6'11" (3.18 x 2.13)

Modern range of wall and base mounted units with working surfaces over with inset resin sink unit and mixer tap, inset gas hob with extractor over and double oven under, integrated washing machine and dishwasher, space for tall fridge freezer, wall mounted boiler, laminate flooring, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden.

## First Floor Landing

Doors to:

## Bedroom One

11'7" x 9'1" (3.55 x 2.77)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

11'10" x 9'2" (3.62 x 2.80)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

7'0" x 6'11" (2.14 x 2.13)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, built in low level WC and wash hand basin with cupboards under, heated towel rail, part tiled walls, UPVC double glazed window to front elevation.

## Outside

To the front of the property is an attractive garden laid with artificial grass and flower beds with fencing to perimeters. To the rear is a low maintenance gravel garden with raised decked seating area with artificial grass covering, fencing and gate to rear.

## EPC

Environmental impact as this property produces 2.3 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

A very well presented, three bedroom mid-terrace home, having recently undergone a programme of renovation including a decoration throughout, new kitchen and bathroom. Situated in a highly sought after location on the outskirts of Harrogate, close to a range of local amenities and excellent bus routes into the centre of Harrogate.

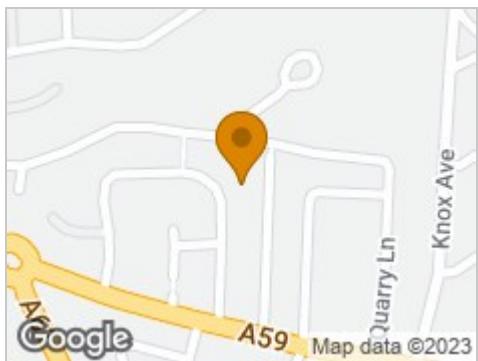
The spacious accommodation comprises: Entrance hallway, lounge open plan to the dining room, kitchen with rear door to the garden. Stairs to the three first floor bedrooms and modern house bathroom.

Outside to the rear there is a low maintenance garden featuring a gravelled patio and raised artificial grass lawn. Rear wooden gates open to offer the flexibility of off-street parking if preferred. To the front, steps rise to the front path leading to the front door and to the right, an easy to maintain, private garden laid to artificial grass. There is also the benefit of unrestricted on street parking. Viewing highly recommended.

- NEWLY RENOVATED
  - New Kitchen
  - New bathroom
- New carpets and Luxury vinyl flooring throughout.
  - Open plan lounge and dining room
- Newly installed fully double glazed UPVC windows
  - Option of off-street parking to the rear
  - Front and South West facing rear gardens
    - Unrestricted on street parking
    - Early viewing comes recommended



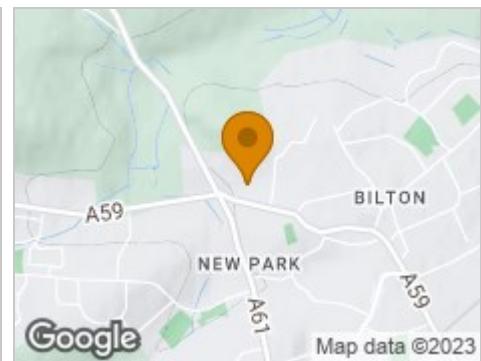
## Road Map



## Hybrid Map

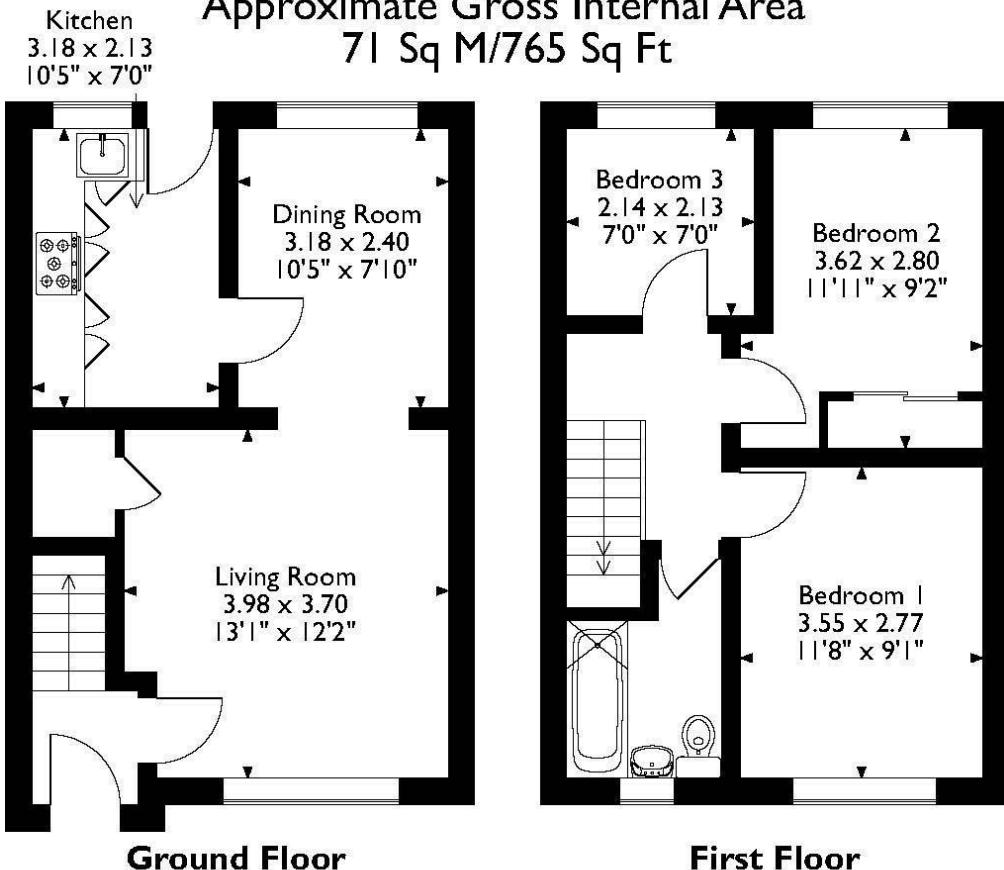


## Terrain Map



## Floor Plan

### 28 Park House Green, Harrogate, HG1 3HW Approximate Gross Internal Area 71 Sq M/765 Sq Ft

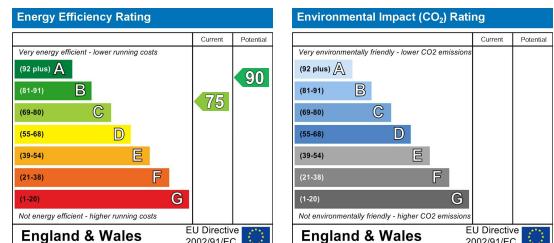


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.