

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lund Lane

Killinghall, Harrogate, HG3 2BQ

Offers Over £400,000





# 8 Lund Lane

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## Entrance Porch

Access via glazed wooden entrance door, radiator, UPVC double glazed window to front elevation, door to:

## Entrance Hall

Under stairs storage cupboard, doors to:

## Lounge

14'10" x 14'2" (4.53 x 4.34)

UPVC double glazed bay window to front elevation, two radiators, TV point, open fire.

## Kitchen

15'7" x 14'7" (4.77 x 4.47)

Range of wall and base mounted units with working surfaces over with inset sink unit with mixer tap, , space for gas cooker, space for under counter fridge, plumbing and space for dishwasher, breakfast bar, radiator, two UPVC double glazed windows to side elevation, sliding patio doors to rear garden, doors to:

## Utility Room

Plumbing and space for washing machine, space for tall fridge freezer, wooden door to garden.

## Inner Hallway

Stairs to floor, doors to:

## WC

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

## First Floor Landing

Storage cupboard, radiator, stairs to second floor.

## Bedroom One

13'6" x 9'0" (4.12 x 2.75)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

10'2" x 8'6" (3.116 x 2.60)

UPVC double glazed window to front elevation, radiator.

## Bedroom Three

7'6" x 6'10" (2.30 x 2.10)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

White suite comprising panel bath with electric shower over and glazed screen, low level WC, pedestal wash hand basin, tiled walls, radiator.

## Bedroom Four

14'10" x 13'1" (4.53 x 4.00)

UPVC double glazed window to front elevation, eaves storage.

## ANNEX

## Sun Lounge

8'9" x 8'2" (2.68 x 2.51)

Sliding patio doors, power and light.

## Garage

12'4" x 8'11" (3.78 x 2.73)

Up and over access door, power and light laid on, large storage room.

## Outside Space

A drive way provides ample off road parking. The front garden is laid mainly to lawn with mature flower beds. The rear of the property is low maintenance with paving slabs and wall to perimeters.

## EPC

Environmental impact as this property produces 7.5 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; D

EPC: E





Road Map



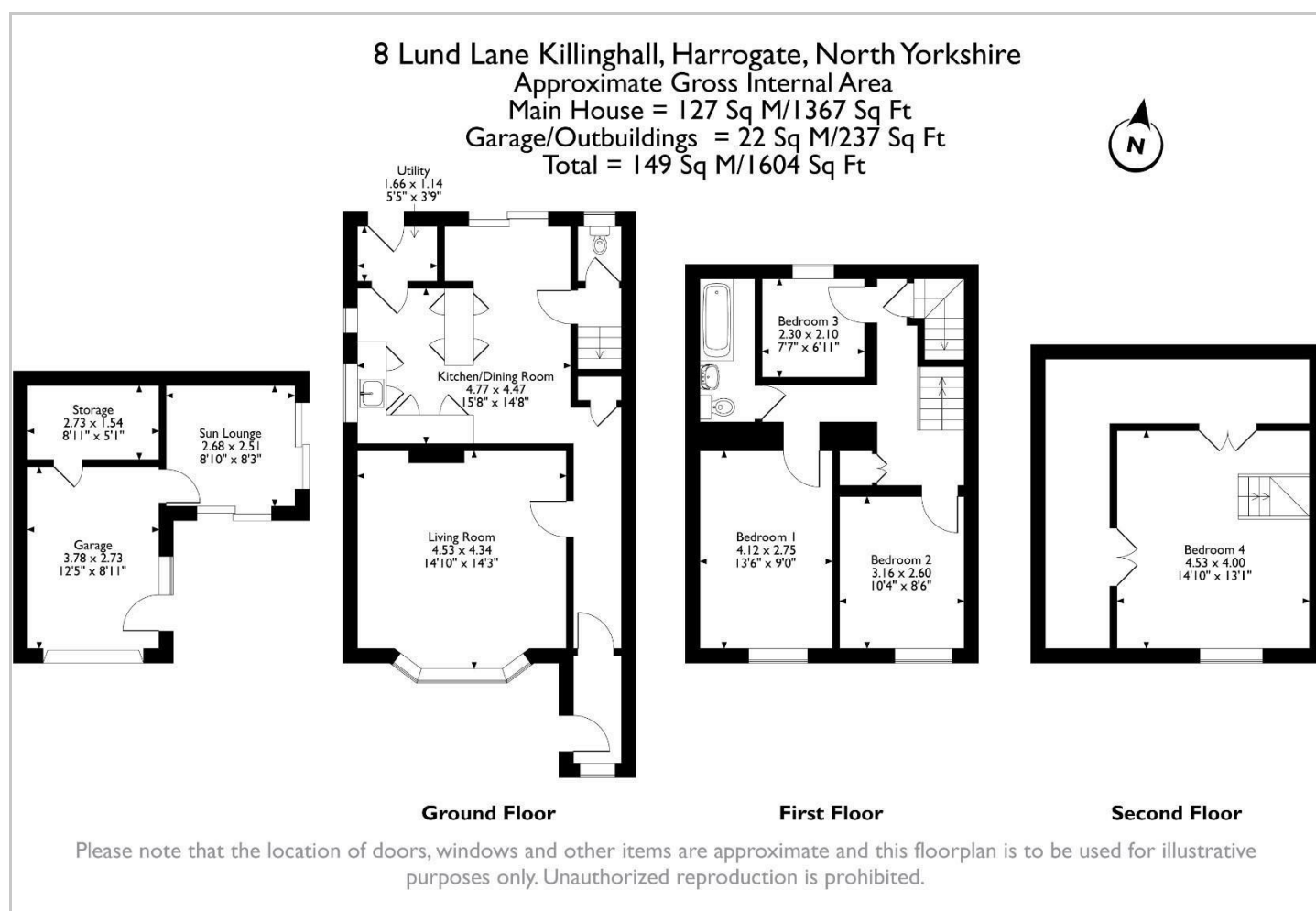
Hybrid Map



Terrain Map



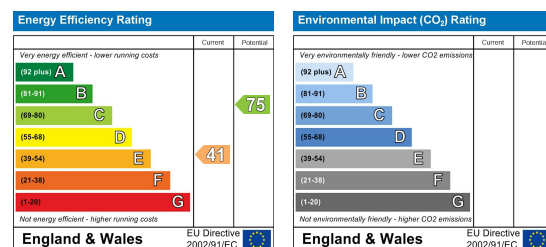
## Floor Plan



## 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.