

HUNTERS[®]

HERE TO GET *you* THERE



Hartwith Close

Harrogate, HG3 2XW

Council Tax: B

Guide Price £215,000



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Lounge

14'0" x 11'8" (4.29 x 3.56)

UPVC double glazed window to front elevation, radiator, fire place, TV point, stairs to first floor, through to:

Kitchen

11'8" x 9'1" (3.56 x 2.78)

Modern range of wall and base mounted units with working surfaces over with stainless steel sink unit and mixer tap, ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge freezer, wall mounted boiler, space for table, radiator, UPVC double glazed door to rear garden and UPVC double glazed window to rear elevation.

First Floor Landing

Radiator, loft access, door to:

Bedroom One

12'0" x 11'8" (3.68 x 3.56)

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

Bedroom Two

11'5" x 5'7" (3.49 x 1.72)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower attachment over and glazed screen, low level WC, pedestal wash hand basin, tiled floor and walls, UPVC double glazed window to rear elevation.

Outside

Lawn and pathway to front door. To the rear is an enclosed garden laid mainly to lawn with a decked patio seating area, timber shed and fencing and hedging to perimeters.

EPC

Environmental impact as this property produces 2.3 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

A recently modernised two double bedroom semi-detached property, situated in this sought after location just off Jenny Field Drive. The property benefits from a larger than average private rear garden and is situated only a short distance from the wide ranging local amenities and Harrogate town centre is near by.

Ideal for both investors and first time buyers, the accommodation is superbly presented throughout and comprises: Lounge, modern open plan dining kitchen, two first floor bedrooms and a modern house bathroom.

To the outside is a lawn garden to the front, with a driveway providing ample off road parking. The south facing rear garden is laid mainly to lawn with decked seating area. An early viewing is strongly recommended.

- IDEAL FOR INVESTORS & FIRST TIME BUYERS

- Super two bedroom property
 - Recently refurbished
- Private rear south facing garden with decked seating area
 - Sought after location
 - Off road parking
 - Close to local amenities
- Modern kitchen and bathroom
- Double glazed windows throughout
- Early viewing highly recommend



Road Map



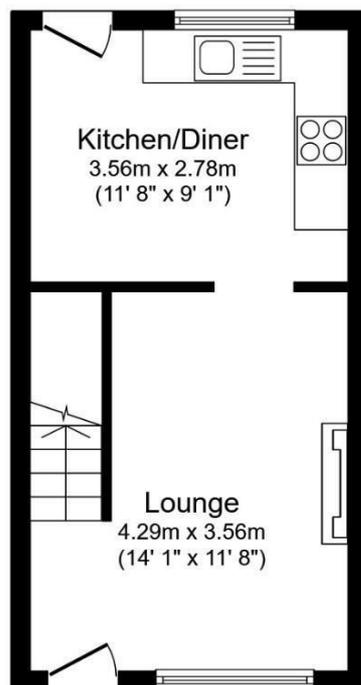
Hybrid Map



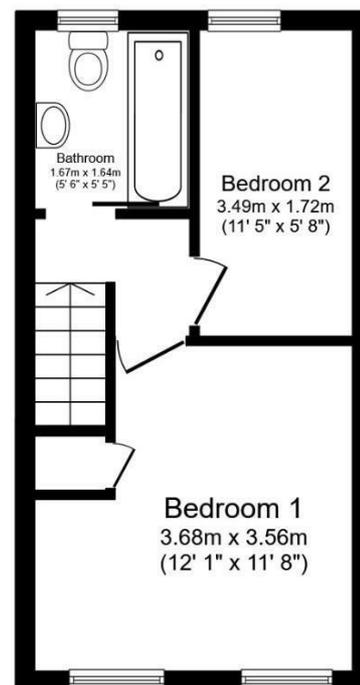
Terrain Map



Floor Plan



Ground Floor



First Floor



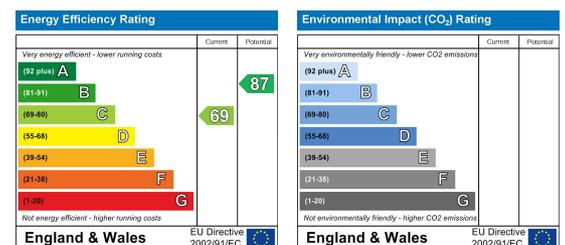
Total floor area 51.6 sq.m. (555 sq.ft.) approx

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

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.