

HUNTERS®

HERE TO GET *you* THERE



Kirkham Road

Harrogate, HG1 4EL

Council Tax: C

Guide Price £200,000



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Entance Hall

Access via glazed UPVC entrance door, radiator, doors to:

Kitchen

9'3" x 7'4" (2.84 x 2.25)

Range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and double built in oven, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, UPVC double glazed window to side elevation, tiled walls.

Lounge

15'11" x 10'11" (4.87 x 3.34)

UPVC double glazed bay window to front elevation, radiator TV point, fire place.

Bedroom One

12'5" x 9'9" (3.79 x 2.98)

Fitted bedroom suite, radiator, UPVC double glazed window to rear elevation,

Bedroom Two

8'7" x 7'0" (2.62 x 2.14)

Fitted bedroom suite, radiator, UPVC double glazed window to rear elevation,

Shower Room

5'5" x 5'5" (1.67 x 1.67)

White suite comprising shower cubicle, low level WC, pedestal wash hand basin, tiled walls and floor, UPVC double glazed window to side elevation,

Outside

A resin driveway provides ample off street parking and leads to a detached garage. The remainder of the front a large flower bed with mature shrubs and bushes. To the rear is a low maintenance paved garden with greenhouse, timber shed and fencing to perimeters.

EPC

Environmental impact as this property produces 2.6 tonnes of CO₂.

Material Information

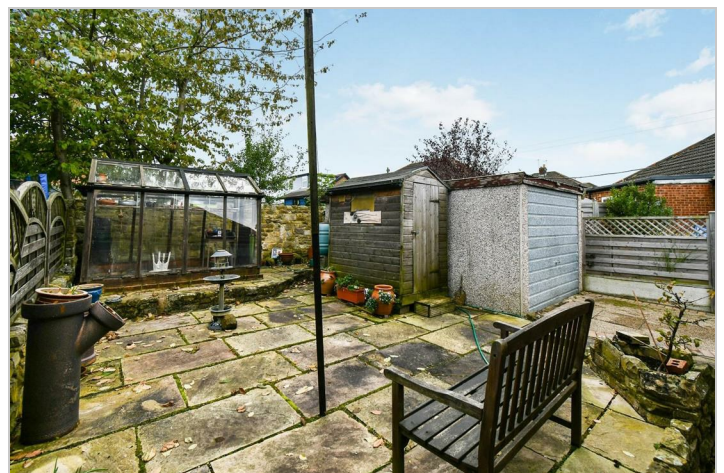
Tenure Type; Freehold
Council Tax Banding; C

OFFERED TO THE MARKET CHAIN FREE. A fantastic opportunity to purchase a two bedroom semi-detached bungalow in this sought after residential road in Harrogate. Situated in this convenient location, well served by local amenities and just a short distance from Harrogate town centre.

Well presented, though in need of some modernisation, the accommodation comprises: Entrance hallway with doors to the two bedrooms both benefitting from built in wardrobes, shower room and the well appointed kitchen.

To the outside, a driveway provides ample off street parking with attractive gardens to front and side. To the rear is a low maintenance garden. The property also benefits from a single garage with up and over door. Viewing comes highly recommended.

- OFFERED TO THE MARKET CHAIN FREE
 - Semi-detached true Bungalow
 - Two bedrooms with built-in wardrobes
 - Neatly presented
 - In need of some modernisation
 - Attractive front forecourt garden with mature shrubs and bushes
 - Low maintainance rear garden
 - Single garage
 - Driveway parking for two cars
 - Early viewing recommended.



Road Map



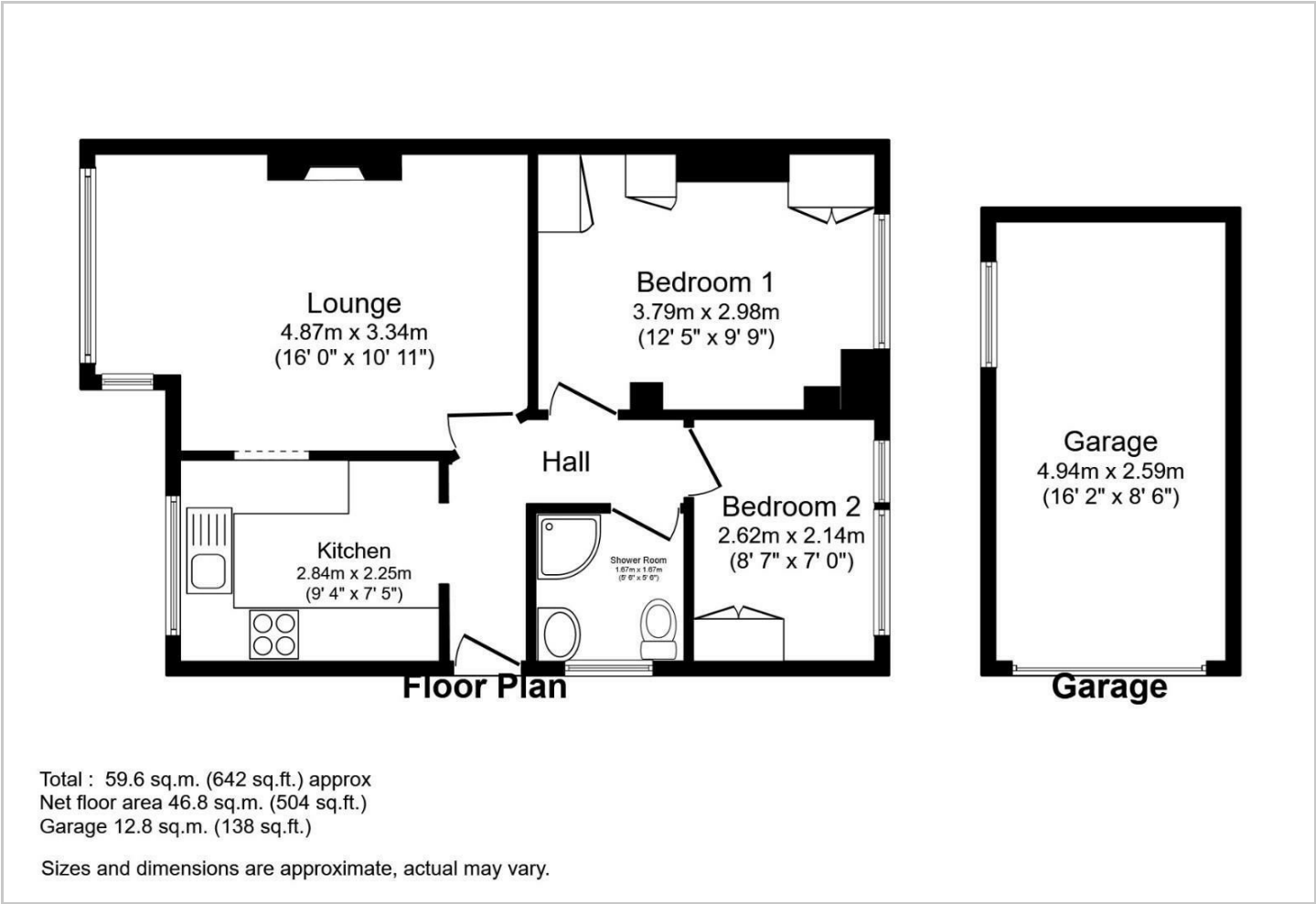
Hybrid Map



Terrain Map



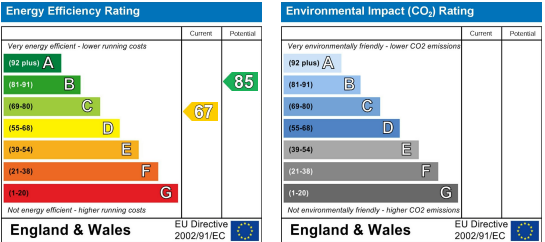
Floor Plan



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.