

HUNTERS[®]

HERE TO GET *you* THERE

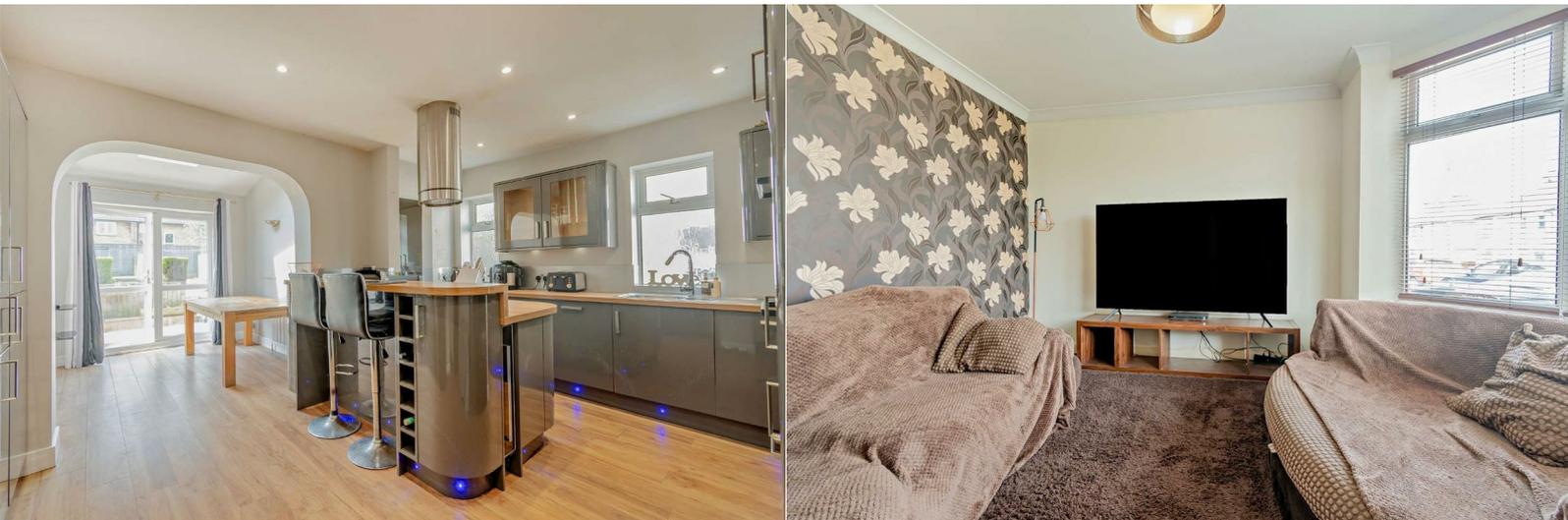


Coniston Road

Harrogate, HG1 4SL

Council Tax: C

Guide Price £275,000



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Entrance Hall

Access via composite entrance door, radiator, inset ceiling spot lights, wood flooring, stairs to first floor, doors to:

Lounge

12'10" x 11'11" (3.92 x 3.65)

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

Kitchen

15'5" x 14'8" (4.70 x 4.48)

Quality modern range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer hose, inset ceramic hob with extractor hood over, double built in oven, integrated dishwasher, washing machine and fridge freezer, breakfast bar, plinth lighting, inset ceiling spot lights, feature fire place with multi fuel burner, UPVC double glazed windows to side elevation, through to:

Dining Room

8'7" x 7'11" (2.62 x 2.42)

UPVC double glazed French doors to rear garden, TV point, radiator, Velux window.

First Floor Landing

Stairs to second floor, storage cupboard, doors to:

Bedroom One

12'10" x 9'6" (3.92 x 2.91)

UPVC double glazed bay window to front elevation, radiator.

Bedroom Two

10'4" x 9'6" (3.16 x 2.90)

UPVC double glazed window, radiator, inset ceiling spot lights.

Bedroom Four

9'11" x 5'4" (3.03 x 1.64)

UPVC double glazed window, radiator.

Bathroom

White suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin with drawers under, tiled walls, tiled floor, chrome heated towel rail, UPVC double glazed window.

Second Floor Bedroom Three

11'4" x 10'9" (3.47 x 3.28)

Velux window.

Outside

A drive way provides off street parking. To the rear is a mature garden with lawn areas, paved patio seating areas with fencing to perimeters.

EPC

Environmental impact as this property produces 6.3 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

Offered for sale with no onward chain. A spacious and extended three bedroom semi detached home with useable loft space and large rear south facing garden. The property is conveniently placed to access the amenities in Starbeck to include the railway station as well as the hospital and town centre.

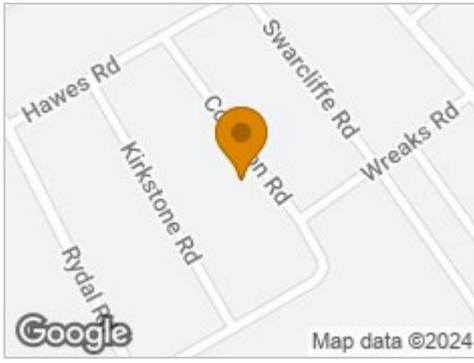
With gas central heating and extensive UPVC double glazing, the flexible accommodation comprises: Entrance hallway, lounge, open plan kitchen/dining/snug with integrated appliances, log burning stove and double doors opening to the rear garden. The first floor landing with large double storage cupboard serves three bedrooms and modern bathroom. A staircase leads from the landing to useable loft space with Velux window.

To the outside is a front garden with driveway proving off road parking for two cars. To the rear is a generous rear south facing lawn garden with patio area, timber shed and further raised sun terrace.

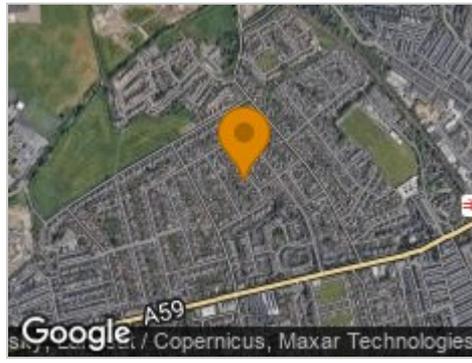
- No onward chain
- Extended family home
- Open plan kitchen/diner with snug area
- Three bedrooms and useable loft space
 - Generous rear south facing garden
 - Off road parking for two cars
- Convenient location to access local & town amenities
- Viewing highly recommended



Road Map



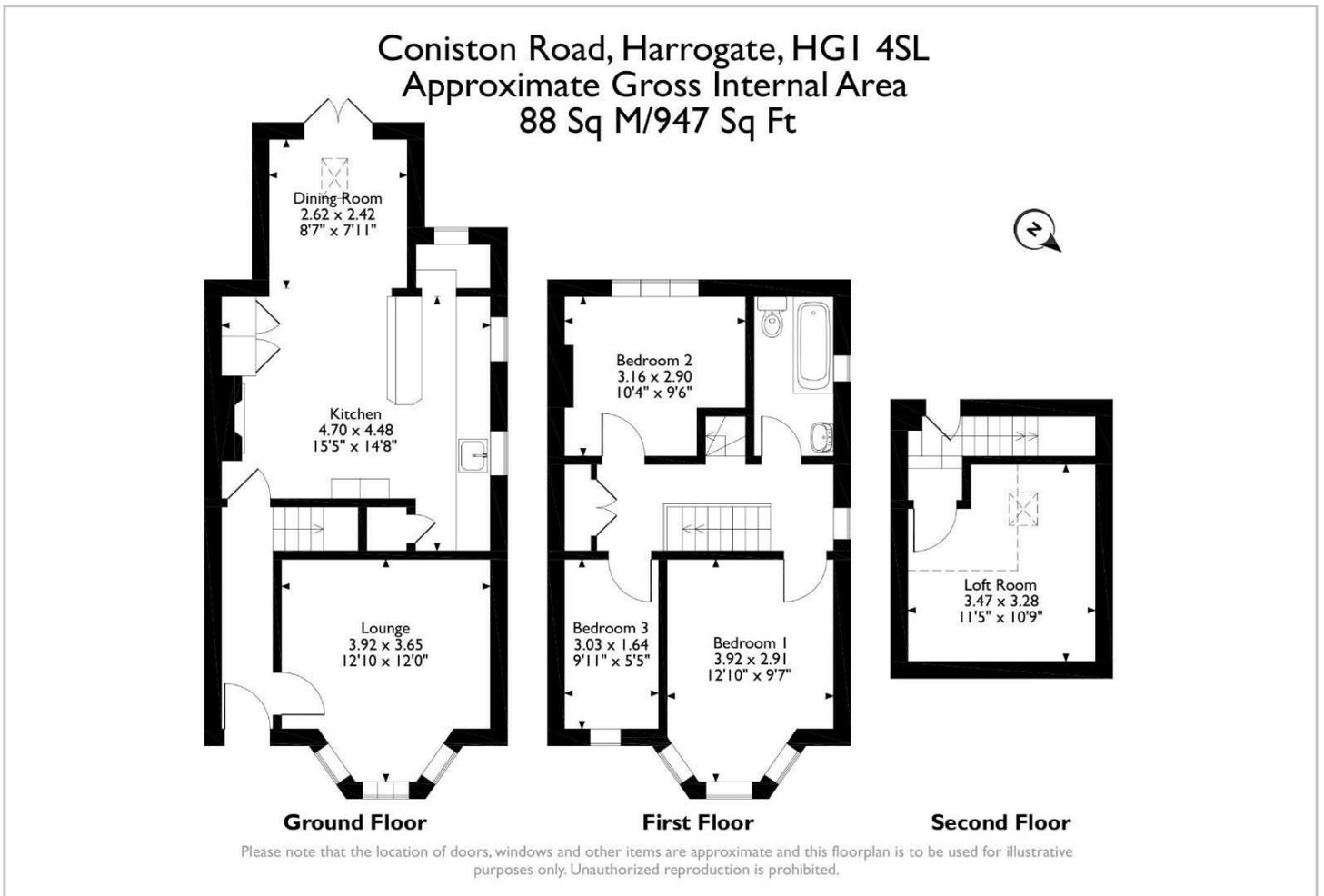
Hybrid Map



Terrain Map



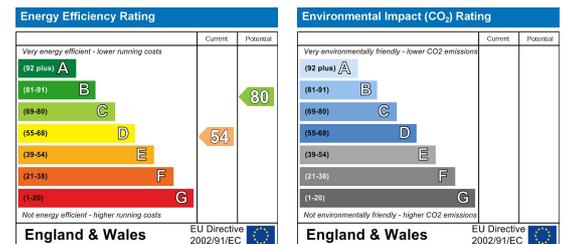
Floor Plan



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.