

HUNTERS[®]

HERE TO GET *you* THERE



Grantley Drive

Harrogate, HG3 2XU

Council Tax: B

Guide Price £210,000



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Entrance Hall

Access via UPVC entrance door, laminate flooring, loft access, storage cupboard. Doors to:

Kitchen

8'7" x 8'2" (2.62 x 2.50)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, space for electric cooker with extractor hood over, plumbing and space for washing machine, space for fridge freezer, UPVC double glazed window to front elevation,

Lounge Dining Room

19'5" x 9'6" (5.94 x 2.92)

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

Bedroom One

11'3" x 9'7" (3.45 x 2.93)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

Bedroom Two

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

UPVC double glazed door to rear elevation, UPVC double glazed window to rear elevation, radiator.

Shower Room

7'5" x 5'3" (2.28 x 1.62)

White suite comprising walk-in shower unit, low level WC, pedestal wash hand basin. tiled walls, chrome heated towel rail, built-in storage, UPVC double glazed window to side elevation.

Garage

16'4" x 7'10" (4.99 x 2.40)

Up and over door, window to rear elevation, door to side access.

Outside

A drive way provides off street parking. Gated access leads to a low maintenance rear garden with mature shrubbery and fencing to perimeters.

EPC

Environmental impact as this property produces 2.3 tonnes of CO₂.

Material Information

Tenure Type; Freehold

Council Tax Banding; B

OFFERED FOR SALE WITH NO ONWARD CHAIN. A well presented two bedroom semi-detached bungalow, situated in a sought after location, close to the local shops to include the Co-op, Post Office, doctors surgery and bus stop on Jenny Field Drive.

With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Entrance hallway, open plan lounge/dining room, kitchen, two bedrooms and shower room with walk in shower. .

To the outside, the property has the benefit of an easy to maintain paved garden, a driveway providing off-road parking for up to three cars, leading to a detached garage with electric door. Gated access opens to an attractive rear garden laid mainly to patio, with seating area and fenced perimeters.

- OFFERED TO THE MARKET CHAIN FREE
 - Attractive and enclosed rear garden
 - Open plan lounge with dining space
 - Driveway and garage
 - Walk-in shower room
- Close to local shops including the Co-op and Post Office
 - Transport links close by on Jenny Field Drive
 - Well presented throughout
 - Early viewing highly recommended



Road Map



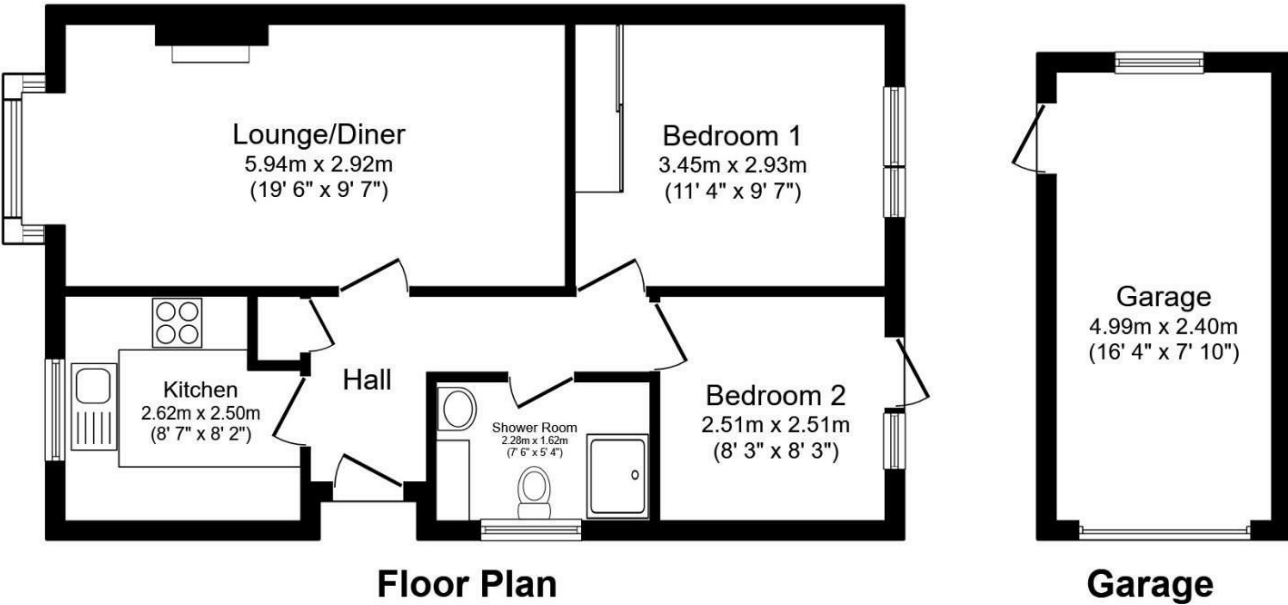
Hybrid Map



Terrain Map



Floor Plan



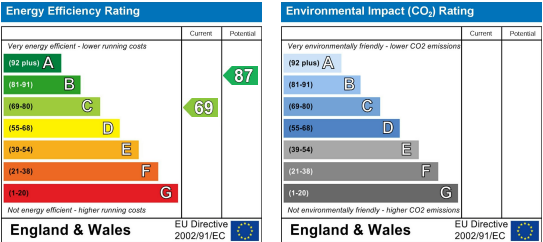
Total floor area 62.3 m² (671 sq.ft.) approx

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.