



Wentworth Crescent, Harrogate, North Yorkshire, HG2 7LB

- FOUR BEDROOM END TERRACE HOUSE
- Electric vehicle charging point
- Private rear garden
- Inviting reception room
- Generous driveway parking for up to three vehicles
- Close to local shops, schools, and amenities
- Modern bathroom
- Council Tax Band B

Guide Price £325,000

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DESCRIPTION

Located on Wentworth Crescent, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. With four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides area for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a modern bathroom, ensuring convenience for all residents. The end-terrace design allows for a sense of privacy while still being part of a friendly community. One of the standout features of this home is the generous parking space, which is a rare find in this sought-after area. Additionally, the presence of an electric vehicle charger on the driveway highlights the property's commitment to modern living and sustainability.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. Harrogate is renowned for its beautiful parks and gardens, as well as its vibrant cultural scene, ensuring that there is always something to see and do.

This property is an ideal choice for those seeking a comfortable and practical home in a desirable location. With its blend of space, modern features, and proximity to local conveniences, this end-terrace house is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

EPC

Energy rating TBC

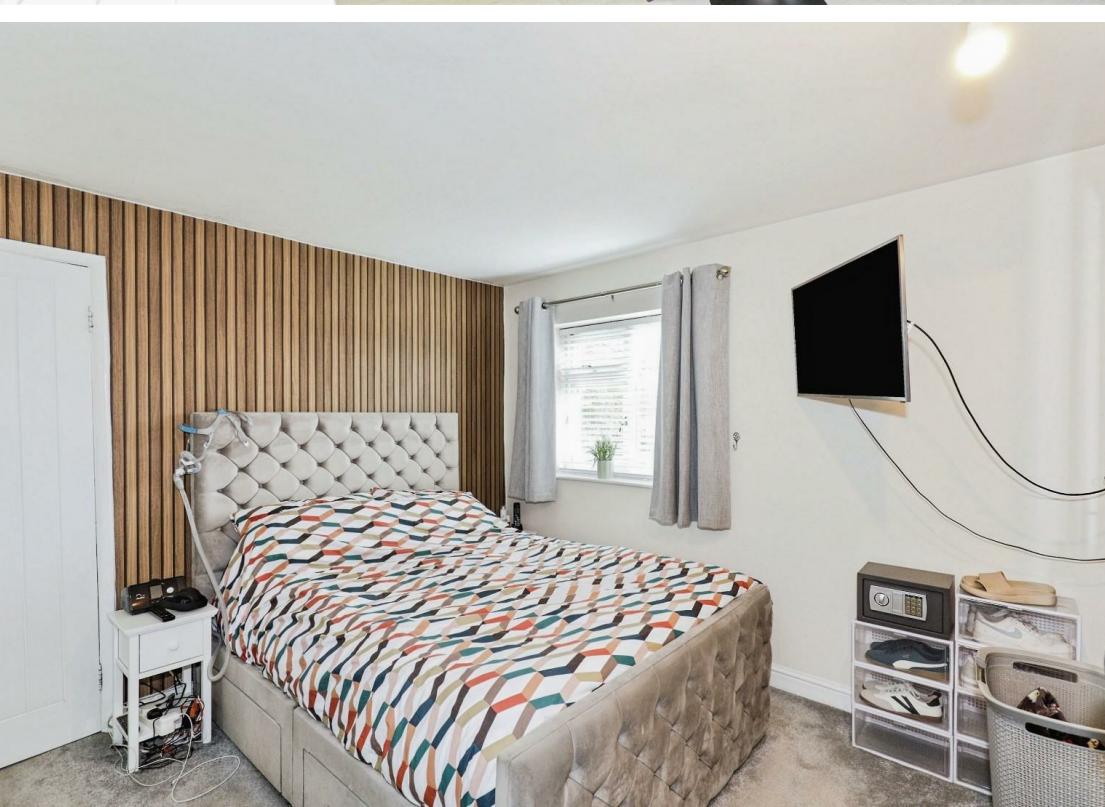
This property produces TBC tonnes of CO2

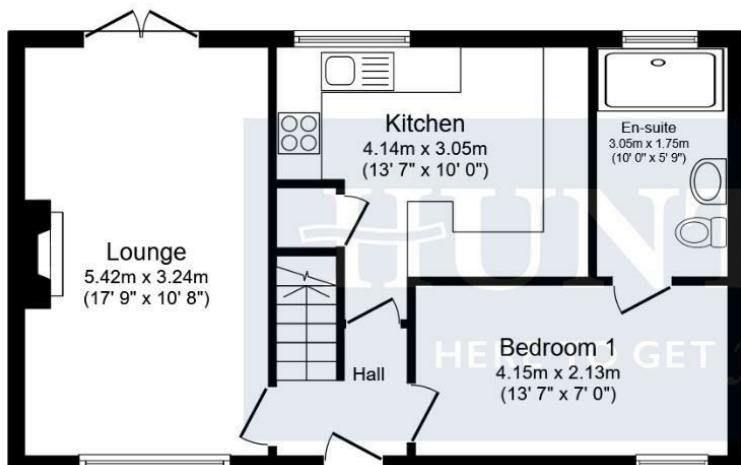
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

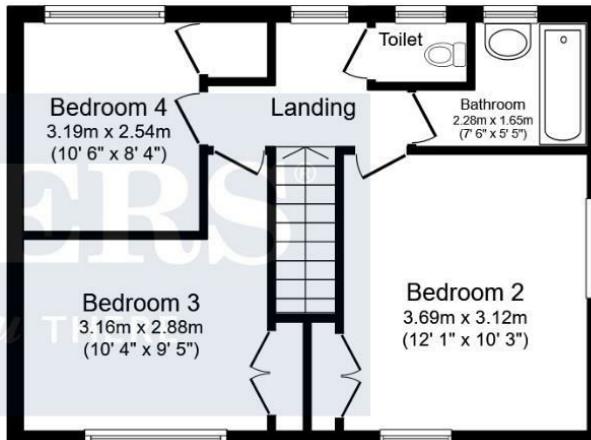






Ground Floor

Floor area 50.6 sq.m. (544 sq.ft.)



First Floor

Floor area 40.5 sq.m. (436 sq.ft.)

Total floor area: 91.1 sq.m. (981 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.co

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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