



Bachelor Gardens, Harrogate, HG1 3EA

- OFFERED TO THE MARKET CHAIN
- Quiet sought after residential location
- Downstairs shower room and upstairs bathroom
- Separate lounge with log burning stove
- Driveway parking
- Thoughtfully extended to include kitchen/ dining space
- Immaculately presented throughout
- Utility room with storage
- Fitted wardrobes in both double bedrooms
- Council Tax Band: C

Guide Price £300,000



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DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE, this delightful property has undergone a scheme of modernisation including a new kitchen and the addition of a ground floor shower room and utility room for extra convenience. Modern throughout, and with the all important extended open plan kitchen/ dining space, this home is ideal for first time buyers and families alike. Located in a quiet and sought after location with well regarded schools near by.

With gas central heating the property briefly comprises: Entrance into the generous hallway which provides access to the spacious lounge, featuring a log burning stove and sliding doors to the garden. From the hallway access to the newly fitted ground floor shower room and open pan kitchen dining room, complete with contemporary cabinetry and finished with wood effect work tops. Convenient tucked away is a utility room housing space for a washing machine, tumble dryer and further storage. Stairs rise to the first floor landing with doors to two double bedrooms featuring fitted wardrobes, a further single bedroom and modern family bathroom.

Outside to the front, driveway parking and a side gate to access the rear garden. To the rear, a standout feature is a generous garden with patio, lawn and further space with potential for a 'grow your own' area for keen gardeners with a greenhouse and shed for essential storage. Please arrange a viewing to appreciate the warmth and condition of this home.



EPC

Energy rating C

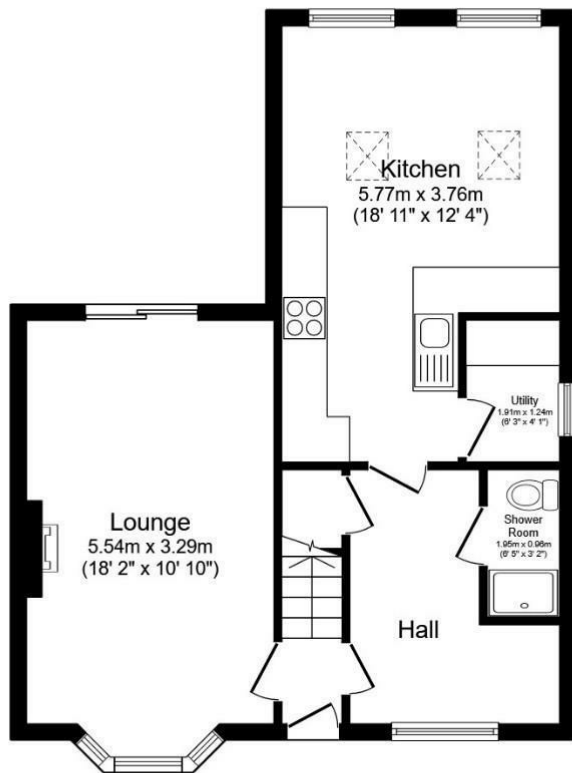
This property produces 3.6 tonnes of CO2

Material Information - Harrogate

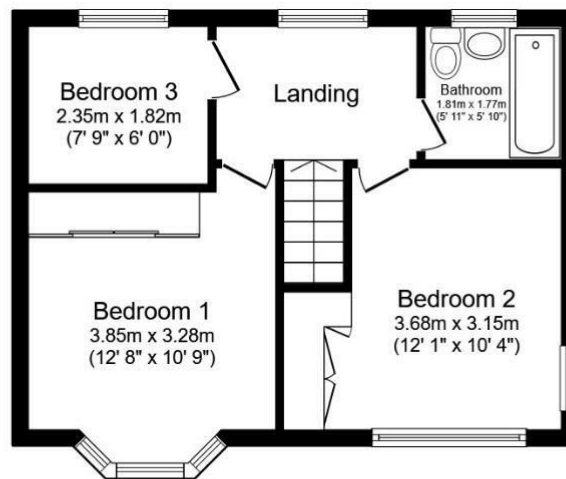
Tenure Type: Freehold

Council Tax Banding: C





Ground Floor



First Floor

Total floor area 91.0 m² (979 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

Viewings

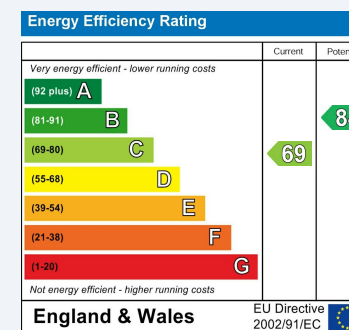
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.