

HUNTERS[®]

HERE TO GET *you* THERE



Redhill Road

Harrogate, HG1 3JQ

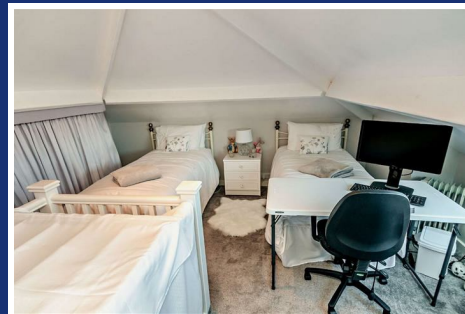
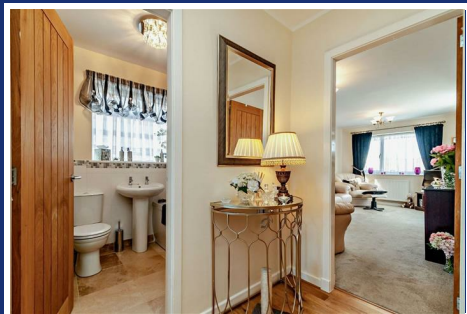
Guide Price £300,000



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Entrance Porch

Access via UPVC double glazed side entrance door and windows, UPVC double glazed door leading into:

Entrance Hall

Oak flooring, inset ceiling spotlights, stairs to first floor, doors to:

Lounge

17'10" x 9'10" (5.44 x 3.0)

UPVC double glazed windows to side and rear elevations, two radiators, TV point, UPVC double glazed French doors leading to rear garden.

Kitchen

9'10" x 9'10" (3.0 x 3.0)

Quality modern range of wall and base units with granite working surfaces over with inset sink unit and mixer tap, tiled splashbacks, inset Bosch four burner gas hob, extractor fan, electric oven, integrated washing machine, breakfast bar, tiled floor, UPVC double glazed window to front elevation, feature radiator, inset ceiling spotlights, cupboard housing combination boiler.

Bedroom One

12'3" x 10'11" (3.75 x 3.34)

UPVC double glazed window to rear elevation, radiator.

Dining Room / Bedroom Two

10'11" x 10'11" (3.34 x 3.33)

UPVC double glazed sliding doors to front garden, understairs storage cupboard, radiator.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, UPVC double glazed window to side elevation.

First Floor Landing

Access to:

Bedroom Three / Loft Room

16'4" x 14'9" (5.0 x 4.50)

Inset ceiling spotlights, two Velux windows, radiator.

Front of Property

Lawned garden with shrub and flower borders, driveway providing off-road parking leads down the side of the property to -

Detached Garage

With up-and-over door, power and light laid on, window to side, pedestrian access door to side.

Enclosed Rear Garden

Attractive, low maintenance garden with patio seating area and gravelled area, flowerbeds, fenced boundary.

EPC

Environmental impact as this property produces 4.0 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; C
EPC: D

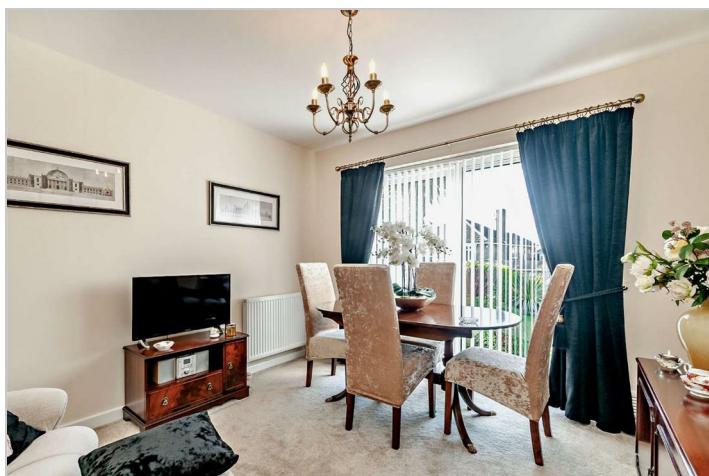
A truly stunning and extended two/three bedroom semi-detached dormer style bungalow, offering generous and flexible living space throughout. The property is situated in a highly sought after location, close to wide ranging local amenities and lies within close proximity of the town centre.

With the benefit of extensive UPVC double glazing and gas central heating, the immaculate accommodation comprises: Secure entrance porch, entrance hallway, lounge with double doors opening to the rear garden, a quality modern kitchen with granite work tops and breakfast bar, bedroom one, dining room/bedroom two, modern bathroom and to the second floor is a further bedroom.

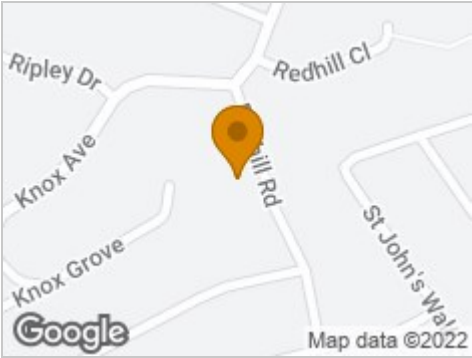
To the outside is a lawn garden to the front with flower beds, a driveway accessed through double gates provides off road parking and leads to an attached garage. The rear enclosed garden is low maintenance with patio seating area, gravelled area and well stocked flower beds.

We strongly recommend an early viewing to appreciate the accommodation on offer.

- IMMACULATE HOME
- Quality modern kitchen with granite worktops & breakfast bar
- Three double bedrooms
 - Modern bathroom
 - Garage & driveway
 - Enclosed rear garden
- Spacious & flexible accommodation
- Refurbished to a high standard
 - Close to local amenities
 - Early viewing recommended



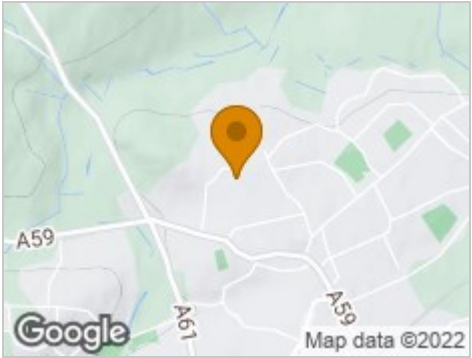
Road Map



Hybrid Map

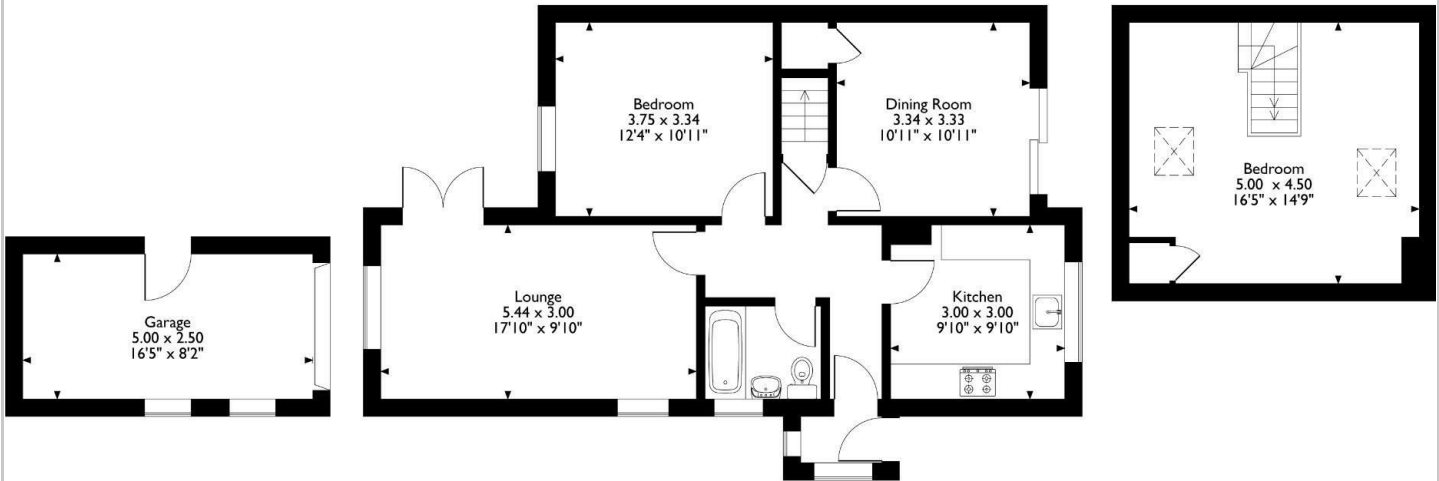


Terrain Map



Floor Plan

6 Redhill Road, Harrogate, North Yorkshire
Approximate Gross Internal Area
Main House = 88 Sq M/948 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 101 Sq M/1088 Sq Ft



Ground Floor

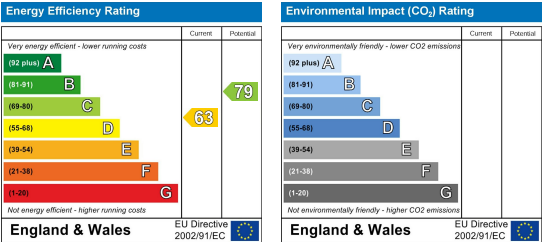
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.