



## Wainfleet Road, Harrogate, HG1 3ED

- Recently renovated to a high standard with modern finishes throughout
- Spacious entrance hallway providing access to the main living areas
- Open-plan kitchen and dining area ideal for everyday living
- Well-designed garden with patio areas perfect for outdoor seating
- The property offers the opportunity to be converted to a three bedroom property
- Two generously sized double bedrooms suitable for small families, or downsizers
- Comfortable lounge featuring an electric fire for a warm and inviting atmosphere
- Large patio doors leading directly to the rear garden
- Driveway parking available for two vehicles plus a garage for additional storage
- Council Tax Band C



**Guide Price £280,000**

# Wainfleet Road, Harrogate, HG1 3ED

## DESCRIPTION

Located on Wainfleet Road, this semi-detached bungalow offers a perfect blend of comfort and modern living. With two generously sized double bedrooms with fitted floor to ceiling wardrobes, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious hallway that leads to the larger than average lounge which could be converted into a third bedroom, featuring an electric fire that creates a warm and inviting atmosphere, perfect for relaxing evenings. The heart of the home is the open-plan kitchen and dining area, which boasts contemporary finishes, ample space for entertaining, and a roof light that fills the space with natural light. Large patio doors lead seamlessly to the rear garden, where you will find well-designed patio areas, perfect for garden furniture and al fresco dining during the warmer months.

The bungalow has been recently renovated to a high standard, ensuring that it meets the needs of modern living while retaining its charm. The large fully tiled bathroom is well-appointed, containing both the bath and walk in shower.

For those with vehicles, the property offers convenient driveway parking for two cars, along with a garage that provides additional storage options.

Situated in a desirable location that combines tranquillity with accessibility to local amenities and public transport links. Whether you are looking to downsize or simply seeking a new place to call home, this property is sure to impress. Don't miss the opportunity to make this lovely bungalow your own.



EPC

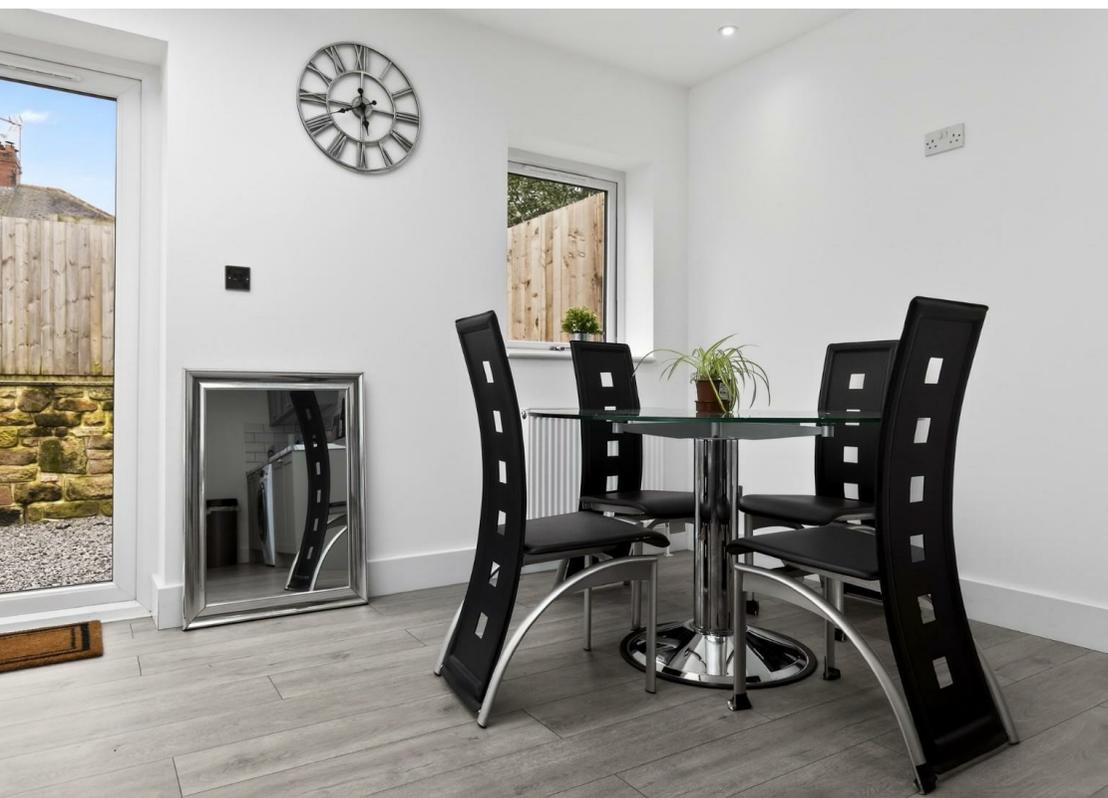
Energy rating D

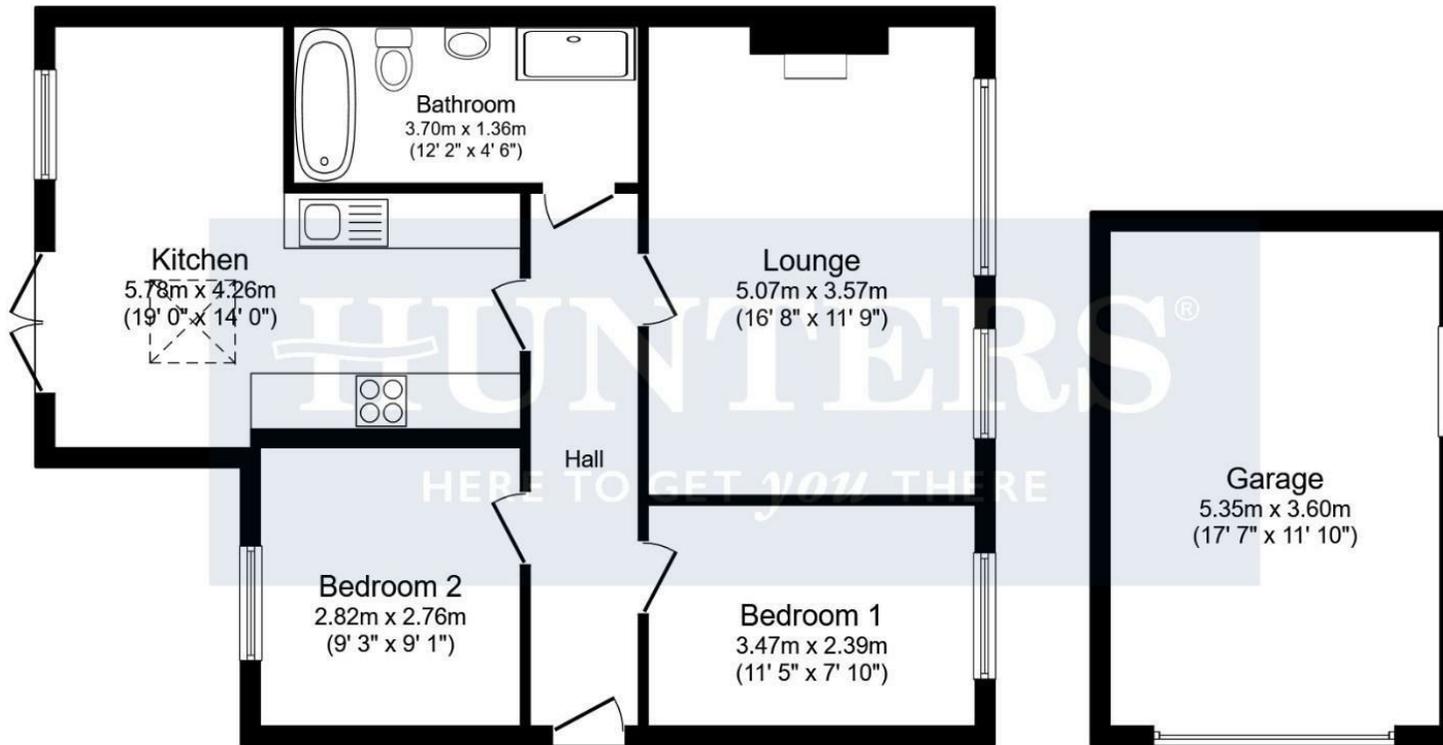
This property produces 3.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





**Floor Plan 1**

**Garage**

Total floor area 88.4 sq.m. (952 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 propertybox.io



**Viewings**

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

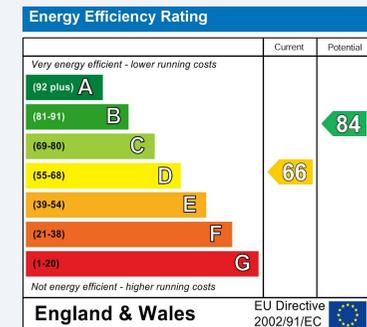
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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**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.

