

HUNTERS[®]

HERE TO GET *you* THERE



Devonshire Way

Harrogate, HG1 4BH

Asking Price £280,000



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Entrance Hall

Access via UPVC entrance door, stairs to first floor, doors to:

Lounge

15'1" x 11'5" (4.6 x 3.5)

UPVC double glazed bay window to front elevation, radiator, feature fire place, TV point.

Kitchen Dining Room

14'1" x 9'6" (4.3 x 2.9)

Modern range of wall and base mounted units with working surface over with inset sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, space for fridge freezer, space for dining table, storage cupboard, UPVC double glazed French doors to rear garden.

Bathroom

White suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, tiled walls, radiator, UPVC double glazed window to rear elevation.

First Floor Landing

Doors to:

Bedroom One

15'1" x 12'1" (4.6 x 3.7)

UPVC double glazed window to rear elevation, radiator, storage cupboard.

Bedroom Two

12'1" x 8'10" (3.7 x 2.7)

UPVC double glazed window to front elevation, radiator.

Bedroom Three

9'6" x 5'10" (2.9 x 1.8)

UPVC double glazed window to front elevation, radiator.

Outside

A drive way provides ample off road parking and leads to a detached garage to the rear. To the front is laid to lawn. To the rear is an enclosed garden laid to lawn with block patio seating areas, fencing to perimeters.

EPC

Environmental impact as this property produces 3.4 tonnes of CO2.

Material Information

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

A well presented and spacious three bedroom semi detached family home, situated in a sought after location close to the wide ranging local amenities in Harrogate town centre.

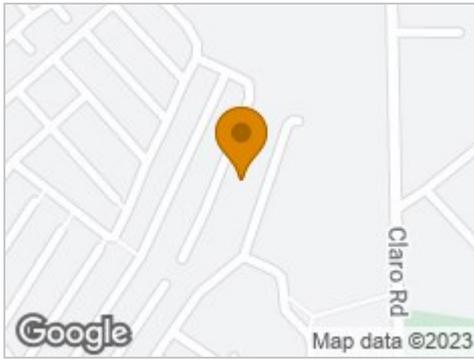
With gas fired central heating and extensive UPVC double glazing, the accommodation briefly comprises: living room, kitchen/diner, bathroom. On the first floor there are three bedrooms. The exterior has a well presented block paved driveway with double gated access and leading to a detached garage. The rear garden has the garage, lawn area and patio with fence surrounding.

An early viewing comes highly recommended to appreciate the accommodation on offer.

- Sought after location
- Three bedroom semi detached
 - Private rear garden
 - Off street parking
 - Modern kitchen
- Low maintenance gardens
- Modern ground floor bathroom
 - Detached garage
- Well presented throughout
- Early viewing comes highly recommended



Road Map



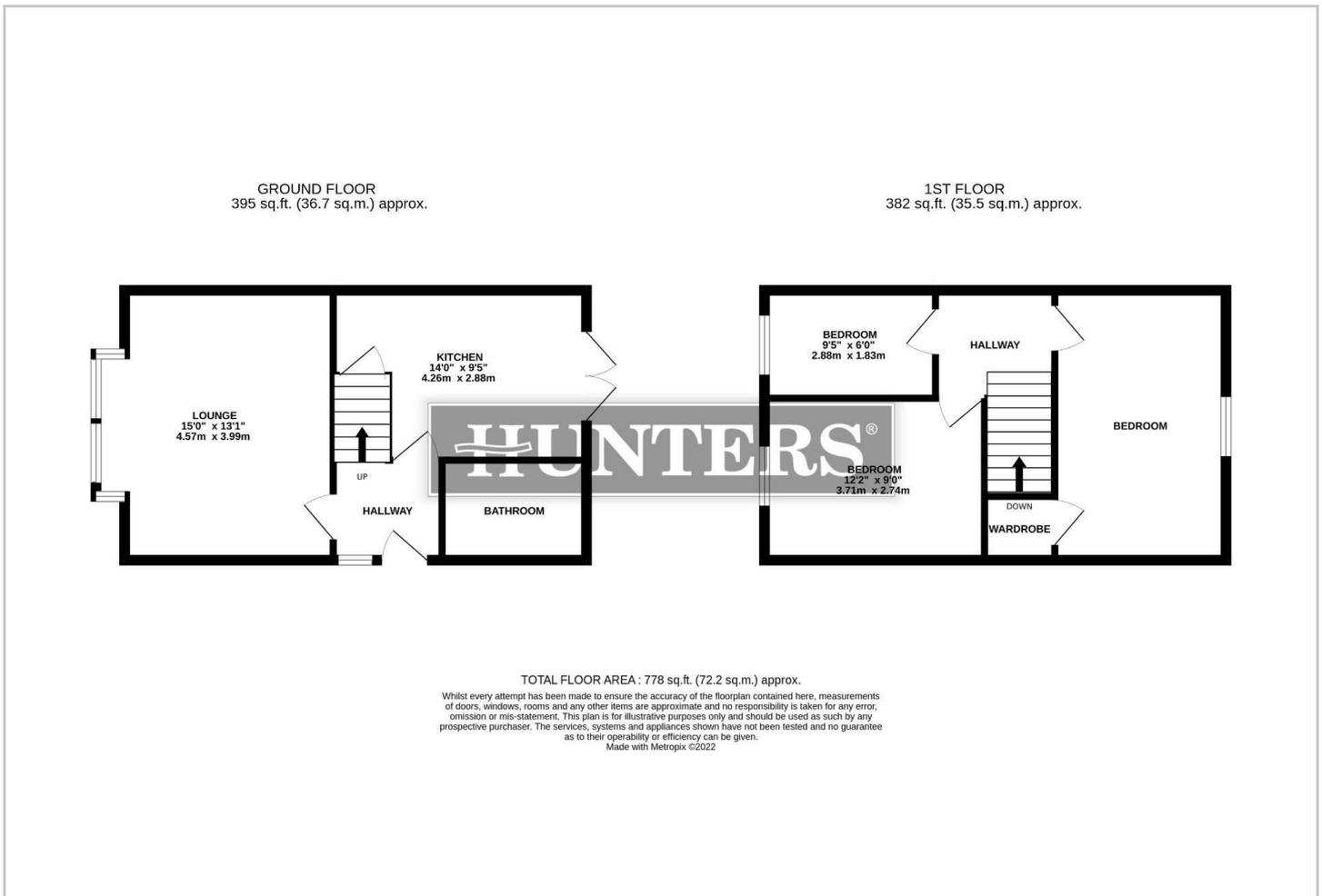
Hybrid Map



Terrain Map



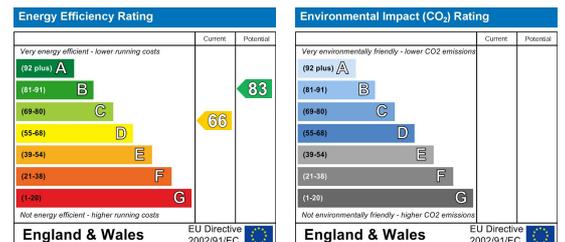
Floor Plan



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.