

HUNTERS®

HERE TO GET *you* THERE



Burnside Road

Harrogate, HG1 2BG

Council Tax: C

Offers Over £250,000



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Entrance Hall

Access via UPVC glazed entrance door, UPVBC double glazed window to front elevation, stairs to first floor, doors to:

Lounge

22'7" x 13'7" (6.90 x 4.15)

UPVC double glazed bay window to front elevation, two radiators, TV point, UPVC double glazed sliding doors to rear garden.

Kitchen

17'6" x 7'2" (5.35 x 2.19)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and double electric oven under, plumbing and space for washing machine and dishwasher, space for fridge freezer, UPVC double glazed window to rear elevation, radiator, door to:

Shower Room

Shower cubicle with shower over and glazed screen, low level WC, wash hand basin with drawers under, cupboard housing boiler.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

11'8" x 9'10" (3.57 x 3.00)

UPVC double glazed window to rear elevation, radiator.

Bedroom Two

11'8" x 10'0" (3.57 x 3.05)

UPVC double glazed window to front elevation, radiator.

Bedroom Three

9'8" x 7'0" (2.95 x 2.14)

UPVC double glazed window to front elevation, radiator, fitted wardrobe and shelving.

Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, fitted cupboards with wash hand basin, and low level WC, part tiled walls, inset ceiling spot lights, UPVC double glazed window to rear elevation.

Outside

Gardens to three side with artificial grass, paved seating area, gate and pathway to front door, wall and fence to perimeter.

Driveway and Garage

18'11" x 17'4" (5.77 x 5.29)

Off street parking for two cars leading to a larger than average garage with electric up and over door.

EPC

Environmental impact as this property produces 3.5 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

A superb three bedroom semi-detached home with gardens to three sides and double garage, having undergone a programme of refurbishment by the current owners to include re-roofing and downstairs shower room. The property is situated in a sought after location, close to the wide ranging local amenities including Saltergate primary school.

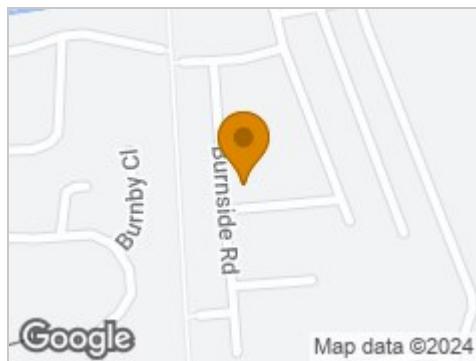
Offering generous living space throughout, the property is presented to a high standard and comprises: Entrance hallway, open plan lounge/diner, modern re-fitted kitchen, guest WC & shower room, three first floor bedrooms and modern house bathroom.

To the outside, the property has the benefit of low maintenance gardens to the three sides, enclosed with fencing to the perimeters and a gate and pathway lead to the front door. A rear gate leads to a double driveway and double garage with service pit. An early viewing is highly recommended.

- SUPERB REFURBISHED HOME
 - Modern kitchen
 - Modern bathroom
 - Guest WC & shower room
 - Double driveway
 - Double garage
 - Enclosed gardens to three sides
 - Open plan lounge/diner
 - Sought after location close to amenities
 - Viewing highly recommended



Road Map



Hybrid Map



Terrain Map



Floor Plan

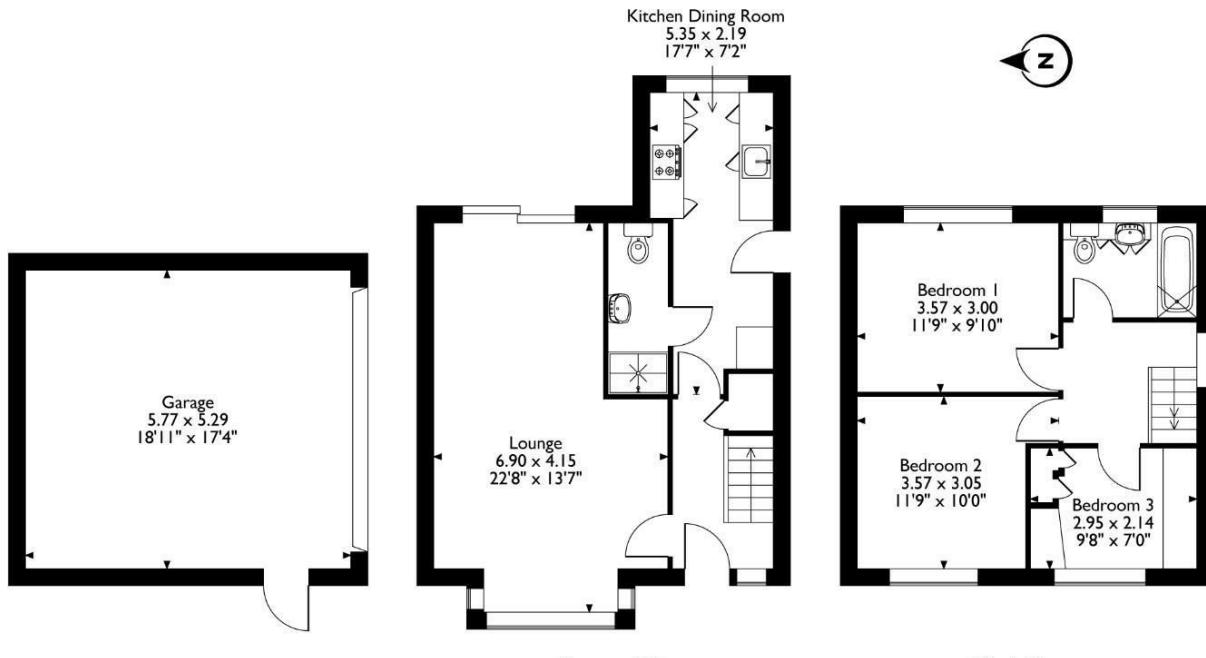
15 Burnside Road, Harrogate, HG1 2BG

Approximate Gross Internal Area

Main House = 81 Sq M/872 Sq Ft

Garage = 31 Sq M/334 Sq Ft

Total = 112 Sq M/1206 Sq Ft

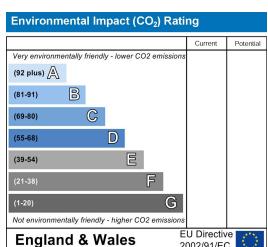
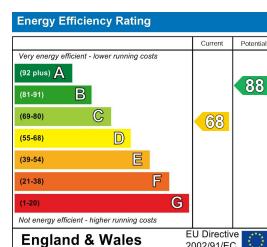


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.