

HUNTERS[®]

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Yew Tree Lane

Harrogate, HG2 9JS

Asking Price £250,000



OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a spacious, period two double bedroom semi detached property with generous rear garden and in need of modernisation. The property is situated in a highly sought after location and lies within close proximity of the wide ranging amenities on offer in Harrogate.

Offering generous living space throughout, the accommodation in brief comprises: Entrance hall, lounge, kitchen, bathroom and two double bedrooms.

To the outside is a garden to the front and a rear. A driveway provides off street parking and leads to a detached garage. Early viewing is essential.



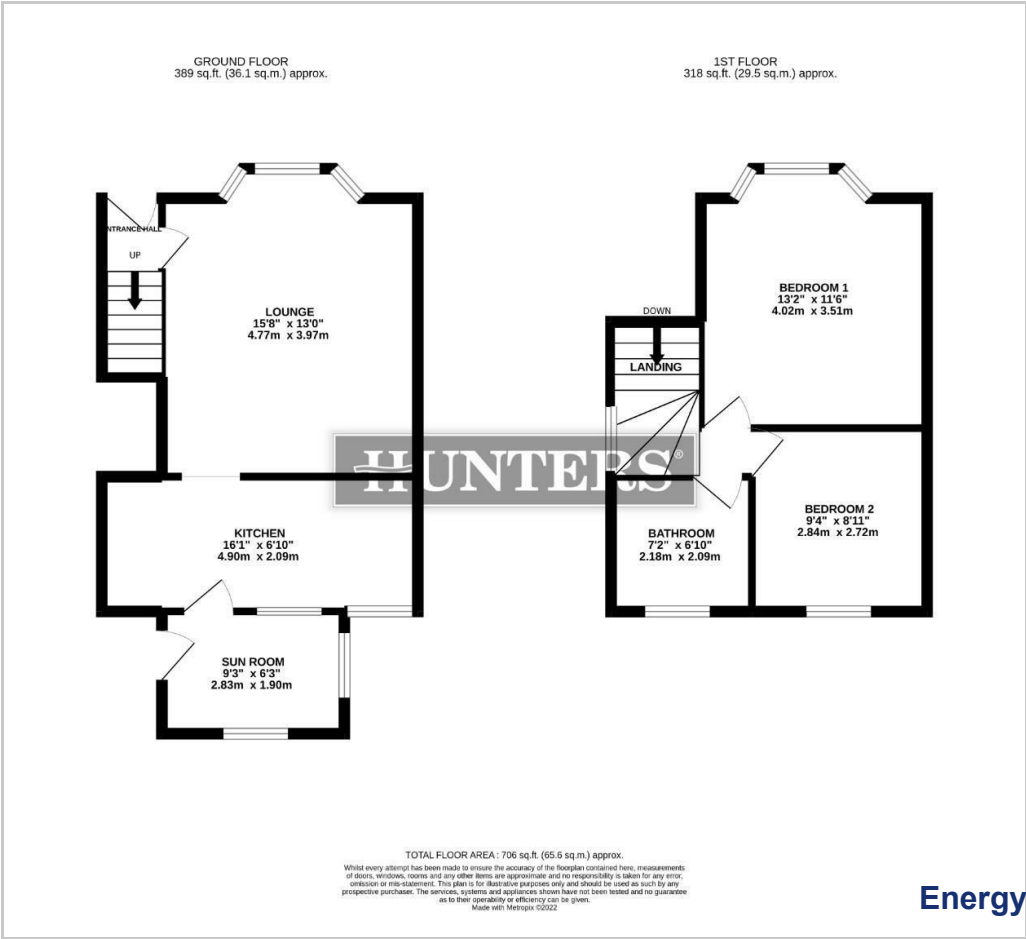
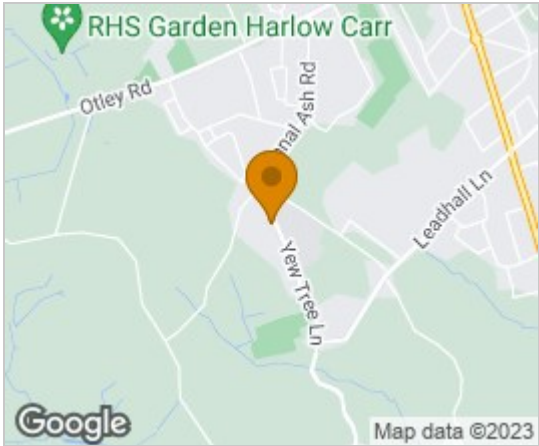
Material Information
Tenure Type; UNREGISTERED
Council Tax Banding; C
EPC: To Follow

EPC
Environmental impact as this property produces 11.0 tonnes of CO2.

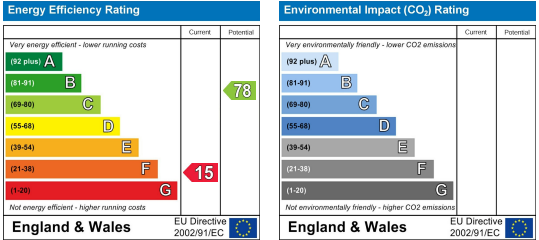
Disclaimer
The vendor of this property has been unable to confirm the accuracy of the information and measurements within these details. They are however, to the best of our knowledge, a true and accurate representation of the property. We recommend that any measurements or description within them being used for any other purpose than representation for sale be checked prior to exchange of contracts.
Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied

Floor Plans in working order.

Area Map



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.

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