

# HUNTERS<sup>®</sup>

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## Eleanor Road

Harrogate, HG2 7AL

**Guide Price £230,000**



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## Entrance Porch

Access via glazed wooden entrance door, radiator, door to:

## Kitchen

9'9" x 8'5" (2.98 x 2.58)

Range of wall and base mounted units with working surfaces over with inset stainless-steel sink and mixer tap, inset gas hob with extractor hood over and electric oven under, part tiled walls, storage cupboard, UPVC double glazed window to front elevation, through to dining room and door to:

## Utility Room

9'9" x 6'3" (2.98 x 1.92)

Base units with working surfaces over with inset stainless steel sink unit, plumbing and space for washing machine, integrated dishwasher, wall mounted boiler, UPVC double glazed window to rear elevation, glazed wooden door to rear garden.

## Dining Room

10'11" x 10'0" (3.34 x 3.05)

UPVC double glazed window to rear elevation, radiator, laminate flooring.

## Lounge

25'3" x 13'2" (7.71 x 4.03)

UPVC double glazed bay window to front elevation, radiator, TV point, fireplace, laminate flooring, double glazed sliding doors to:

## Conservatory

10'0" x 9'6" (3.05 x 2.91)

Brick and UPVC construction, French doors to rear garden, radiator.

## Inner Hallway

Stairs to first floor, understairs storage cupboard,

radiator, UPVC double glazed windows to front and side elevations.

## First Floor Landing

Doors to:

## Bedroom

11'6" x 10'9" (3.51 x 3.28)

UPVC double glazed window to front elevation, radiator, fitted cupboard.

## Bedroom

13'1" x 9'4" (4.01 x 2.86)

UPVC double glazed window to rear elevation, radiator, two fitted cupboards.

## Bedroom

8'9" x 7'10" (2.67 x 2.40)

UPVC double glazed window to front elevation, radiator, fitted cupboards.

## Bathroom

White suite comprising panel bath with shower over and glazed screen, low level WC, wall mounted wash hand basin with fitted cupboards, heated towel rail, tiled walls and floor, UPVC double glazed window to rear elevation.

## Outside Space

Mature gardens to front and back.

## Parking and Garage

Off street parking and attached garage.

## EPC

Environmental impact as this property produces 4.9 tonnes of CO2.

## Material Information

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

Tel: 01423 536222

STARTING SOON \*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £230,000 \* BIDDING OPENING SOON \* FEES APPLY \*

An opportunity to purchase this extended family home, occupying a corner plot and situated in a highly sought-after location just off Wetherby Road close to well-regarded schools and local amenities.

Requiring modernisation, the property offers generous living space throughout. The accommodation comprises: Entrance hallway, spacious lounge, dining room, conservatory, fitted kitchen and a useful utility room providing access to the rear garden. To the first floor, 2 double bedrooms, a further single room and the house bathroom.

To the outside are mature gardens to the front, with off-street parking, garage and pathway to the front door. The rear garden features a greenhouse and wooden garden shed.

**NOTE FOR BUYERS:**

**Traditional Online Auction Information:**

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

**Fees:**

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day.

There is an additional buyer premium of £2,400 (incl. VAT) which will be charged immediately online.

**Pricing Information:**

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount. Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auCTIONS)



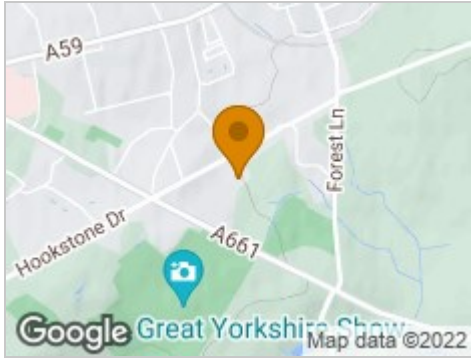
Road Map



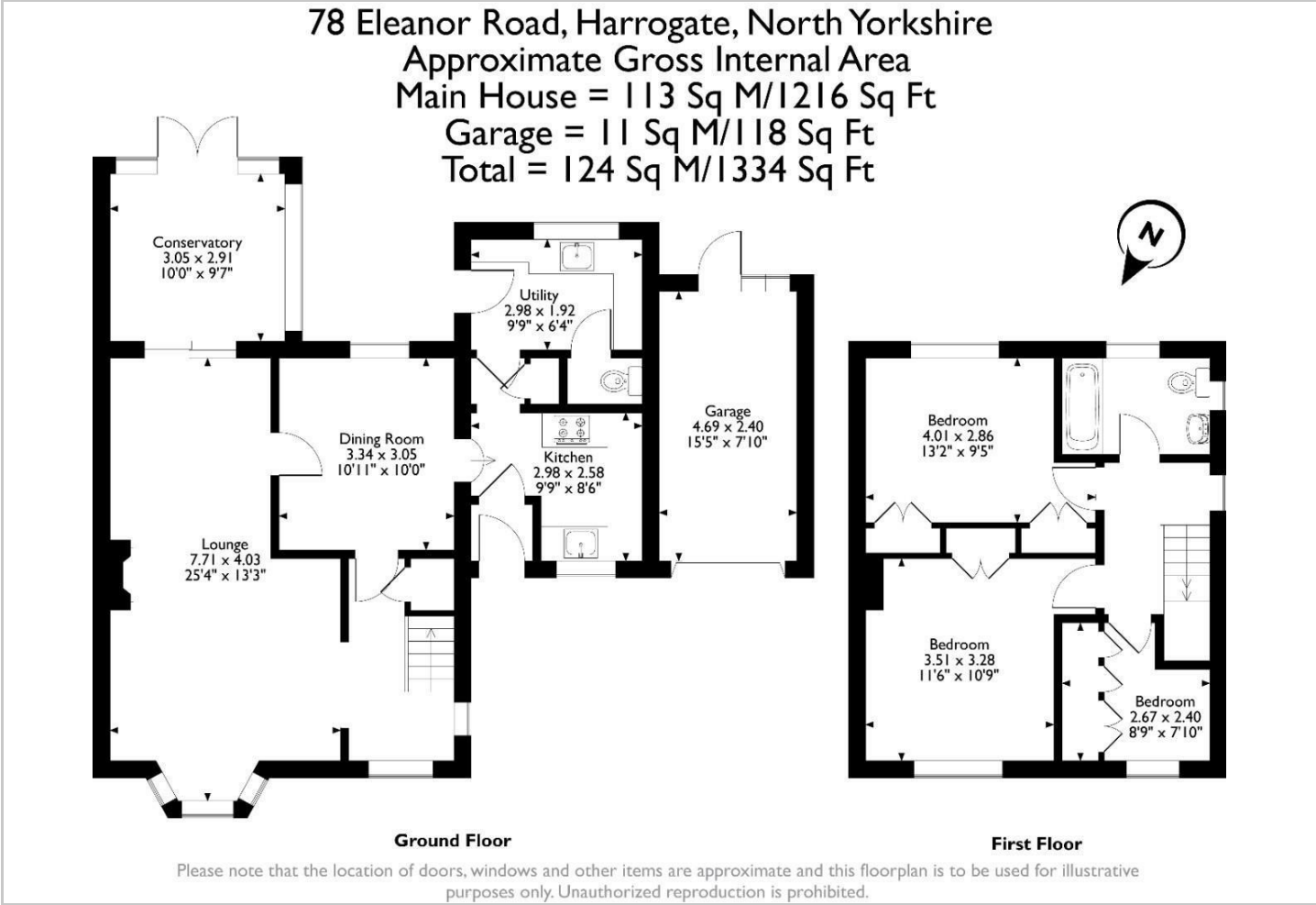
Hybrid Map



Terrain Map



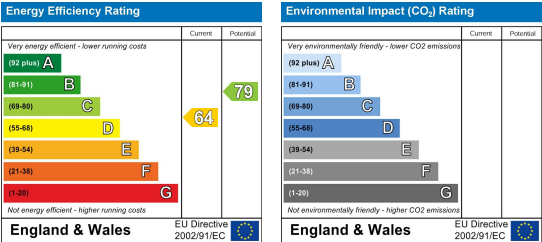
Floor Plan



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.