



## Hall Lane, Harrogate, HG1 3DZ

- Detached four-bedroom home
- Separate kitchen and dining room
- Private rear garden
- Driveway for off road parking
- Close to local amenities
- Two bright reception rooms
- Downstairs WC
- Garage provides ample storage
- Four double bedrooms
- Council Tax Band E

**Guide Price £390,000**



# Hall Lane, Harrogate, HG1 3DZ

## DESCRIPTION

Located on Hall Lane, this detached house offers a perfect blend of comfort and style. With four spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The separate kitchen and dining room create a wonderful environment for family meals and gatherings, while the convenient downstairs WC adds to the practicality of the home. For those in need of additional storage, the garage offers a perfect solution, ensuring that your belongings are neatly tucked away.

Outside, the private rear garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The property also boasts parking for up to three vehicles, making it a convenient choice for households with multiple cars.

This residence not only provides a comfortable living space but also enjoys a prime location in Harrogate, known for its beautiful parks, excellent schools, and vibrant community. With its appealing features and desirable location, this property is a wonderful opportunity for anyone looking to settle in this picturesque town.

EPC

Energy rating D

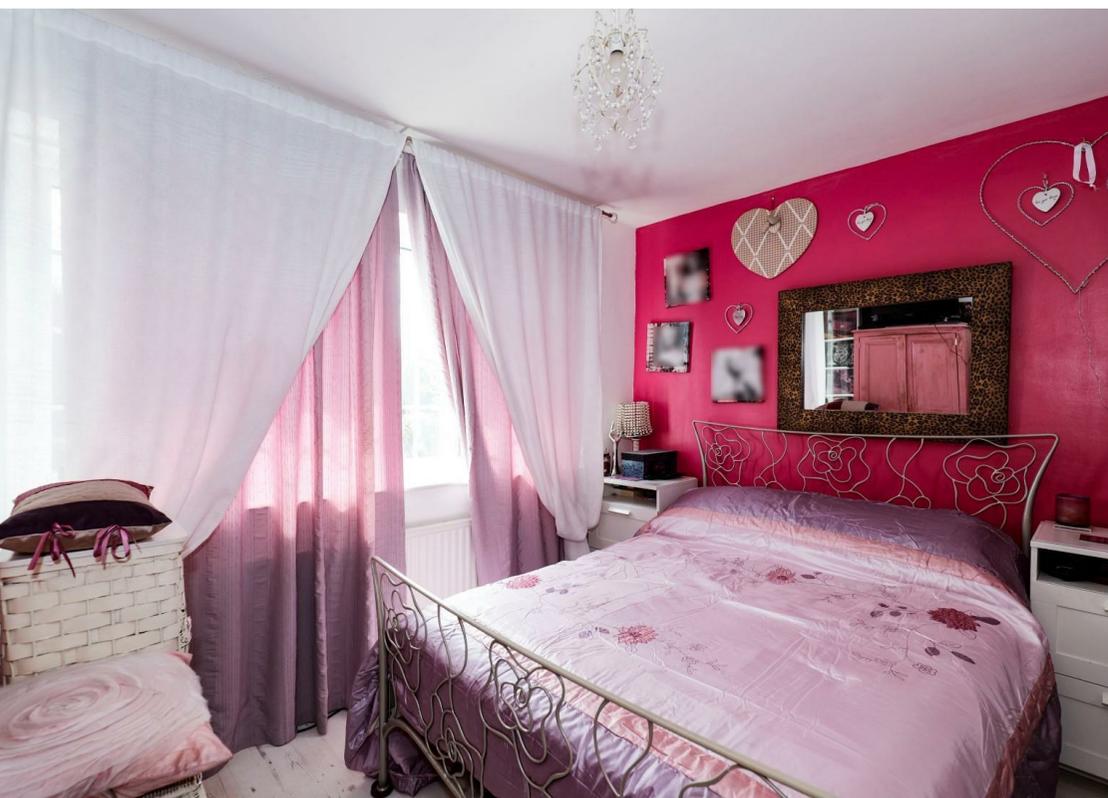
This property produces 4.1 tonnes of CO2

Material Information - Harrogate

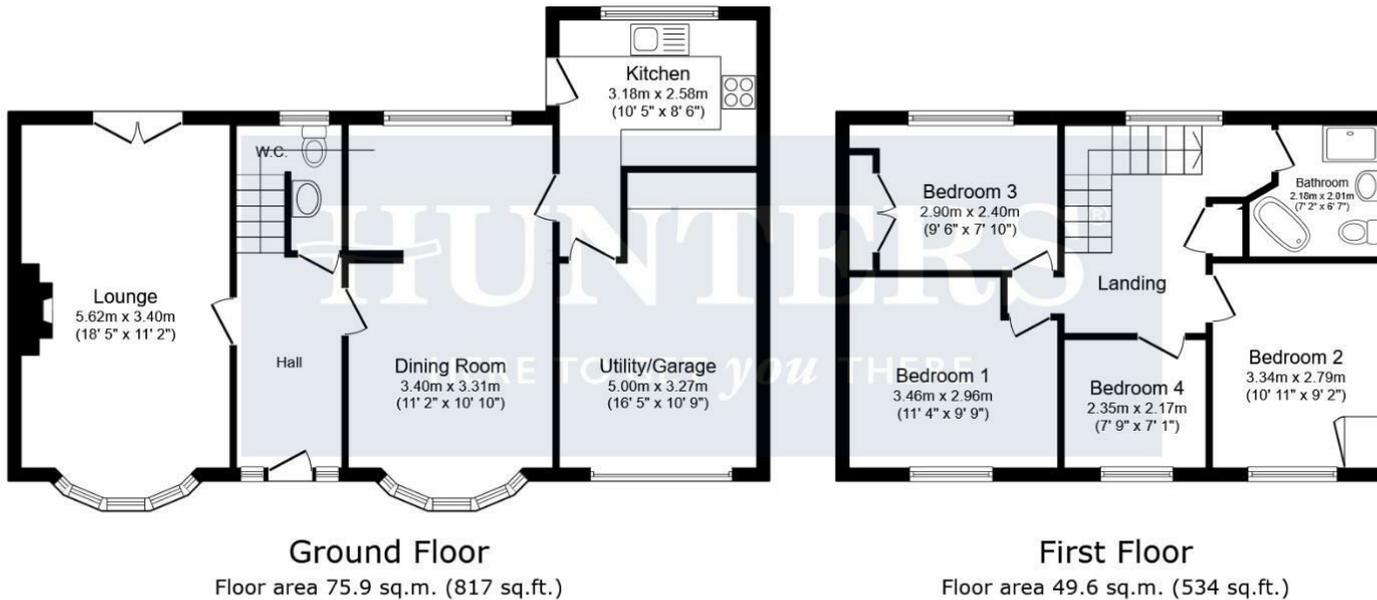
Tenure Type: Freehold

Council Tax Banding: E





74, Hall Lane, Harrogate, HG1 3DZ, GB



Total floor area: 125.5 sq.m. (1,351 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io



**Viewings**

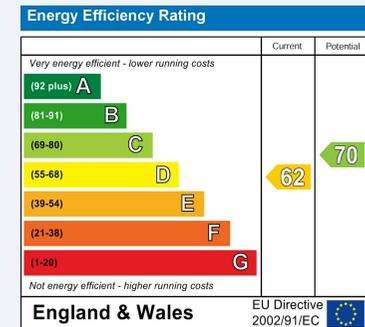
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

**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.



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