



## Plompton Drive, Harrogate, HG2 7DW

- AVAILABLE TO THE MARKET CHAIN FREE
- Two reception rooms
- Spacious throughout
- Beautiful gardens front and rear
- Driveway parking
- Well presented three bedroom semi detached
- Integral garage
- Sought after location
- Single garage with barn doors
- Council Tax band C



**Guide Price**  
**£310,000**



# Plompton Drive, Harrogate, HG2 7DW

## DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE -

A superb three bedroom semi detached home now available! Well presented and requiring some modernisation, the property is located in a highly sought after road, close to a range of local amenities, local supermarkets, train station and excellent road links to Knaresborough or to Harrogate's Town Centre.

Featuring UPVC double glazing and gas central heating with a recently fitted boiler, the property briefly comprises: Entrance hallway with doors to the separate lounge with bay window and dining room, well appointed kitchen with door to the integral garage with barn doors. Stairs rise to the first floor landing with doors to two double bedrooms, one of which features built in wardrobes, a further single bedroom and the house bathroom with separate W.C.

Although requiring some modernisation, the property is well maintained and offers spacious and flexible accommodation with the option to create an open plan kitchen dining space.

Outside to the front, flowering beds with a pretty lawn and mature shrubs and path to the covered porch. A driveway for two/ three cars leads to the garage with barn doors. To the rear, a garden with mature trees and hedges, lawn and patio for entertaining. An early viewing comes highly recommended.

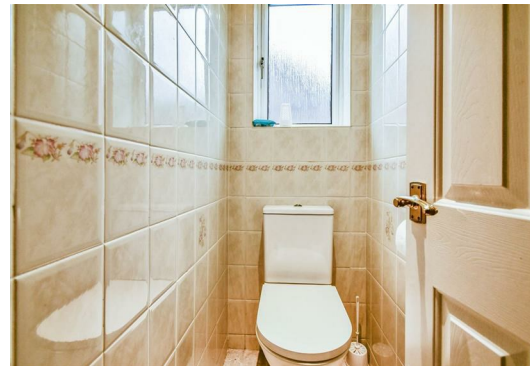
### EPC

This property produces 4.0 tonnes of CO2  
Energy rated D

Material Information - Harrogate

Tenure Type: Freehold

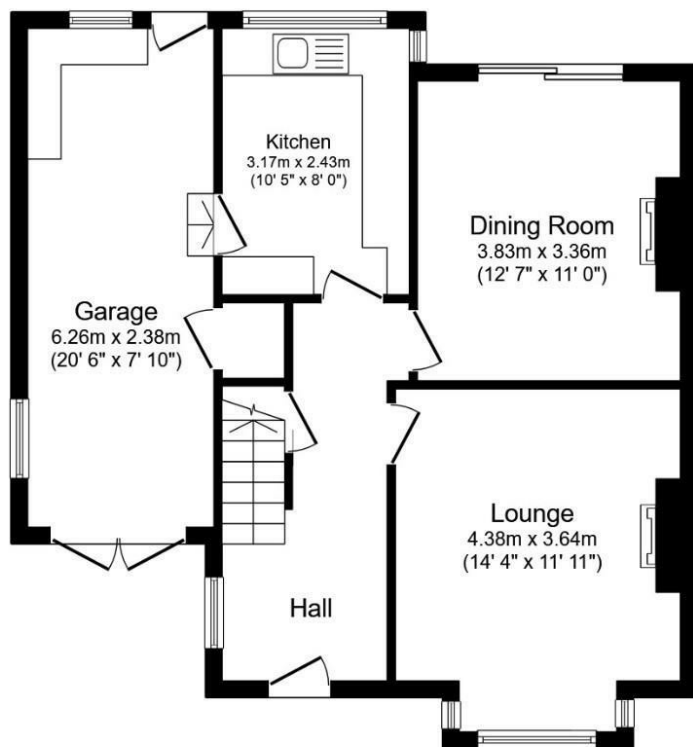
Council Tax Banding: C



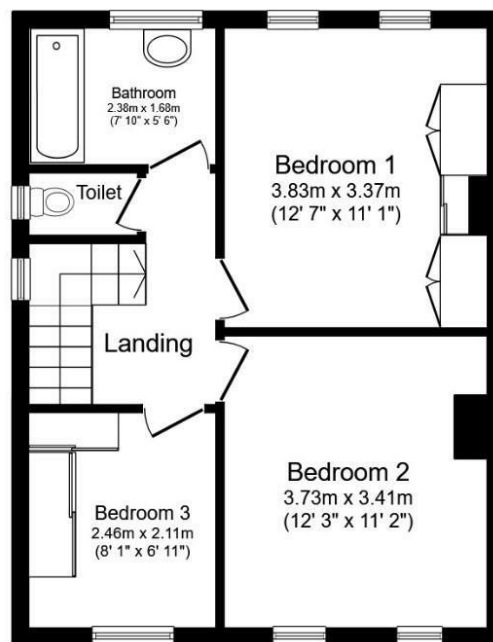








**Ground Floor**



**First Floor**

Total floor area 108.3 m<sup>2</sup> (1,166 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

### Viewings

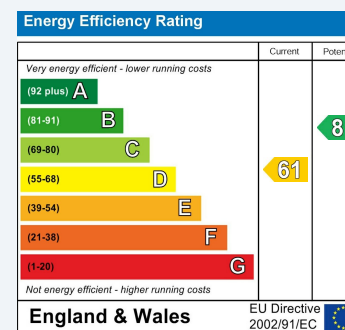
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.