

# HUNTERS®

HERE TO GET *you* THERE



## Sherwood Drive

Harrogate, HG2 7HF

Council Tax: C

Guide Price £275,000



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## Entrance Hall

Accessed via UPVC entrance door, radiator, doors to:

## Kitchen

9'10" x 8'6" (3.00 x 2.60)

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 over and electric oven under, integrated dishwasher, plumbing and space for washing machine, under counter integrated fridge and freezer, inset ceiling spot lights, UPVC double glazed window to rear elevation.

## Lounge

15'5" x 10'4" (4.70 x 3.17)

UPVC double glazed window to front elevation, radiator, TV point, fire place.

## Bedroom One

13'9" x 10'4" (4.20 x 3.17)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Two

9'10" x 9'2" (3.00 x 2.80)

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

## Shower Room

Modern white suite comprising corner shower unit with mains shower over and glazed screens, low level WC, wall mounted wash hand basin, tiled walls, chrome heated towel rail, inset ceiling spot lights.

## Outside

A driveway provides ample off street parking and leads to a detached garage with up and over door. The remainder of the front is laid to lawn. To the rear is an enclosed garden laid mainly to lawn with paved patio seating area, fencing and hedging to perimeters.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; C

## EPC

Environmental impact as this property produces 3.01 tonnes of CO2.



OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb two bedroom semi-detached bungalow, having recently undergone a programme of refurbishment by the current owner to a high standard. The property is situated in a highly sought after location, close to local amenities and offers easy access into Harrogate town centre and out of Harrogate to the A59.

The accommodation is presented to a high standard throughout and comprises: Entrance hallway, lounge with bay window, modern kitchen, two bedrooms and modern shower room.

To the outside, the property has the benefit of lawn gardens to the front and rear, a driveway provides off road parking and leads to a detached garage with electric up and over door.

We strongly recommend an early viewing to appreciate the accommodation and location on offer.

- NO ONWARD CHAIN
- Recently undergone a programme of refurbishment
  - Driveway & garage
  - Modern kitchen
  - Modern shower room
- Attractive rear lawn garden
- Very well presented throughout
  - Two generous bedrooms
  - Close to local amenities
  - Early viewing essential



Road Map



Hybrid Map

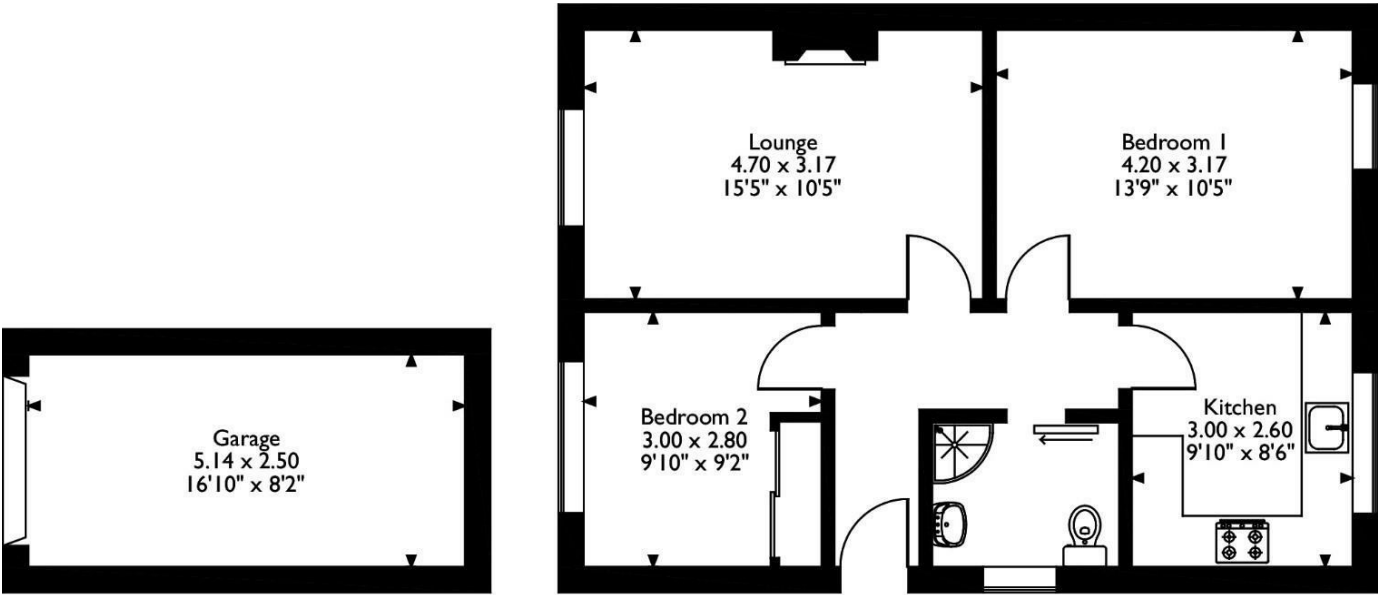


Terrain Map



Floor Plan

94 Sherwood Drive, Harrogate, HG2 7HF  
Approximate Gross Internal Area  
Main House = 57 Sq M/614 Sq Ft  
Garage = 13 Sq M/140 Sq Ft  
Total = 70 Sq M/754 Sq Ft



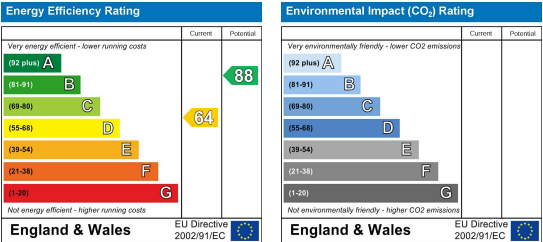
Ground Floor

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.