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Fewston Drive

Harrogate, HG3 2FH

Asking Price £350,000



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Open Plan Living Kitchen Room

Access via composite entrance door, UPVC double glazed windows to front and side elevations, UPVC double glazed French doors to rear gardens, radiator, TV point, stairs to first floor, door to WC. A modern kitchen with wall and base mounted units with worktops over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and built in electric oven, integrated fridge freezer, utility cupboard with plumbing and space for washing machine, inset ceiling spot lights.

WC

Low level WC, wash hand basin, extractor fan, radiator.

First Floor Landing

Airing cupboard, doors to:

Bedroom One

UPVC double glazed windows to side and front elevation, radiator, loft access.

Bedroom Two

UPVC double glazed full height windows to rear elevation, radiator, door to:

Ensuite Shower Room

Modern white suite comprising walk-in shower cubicle with mains shower over and glazed screen, wall mounted wash hand basin, low level WC, part tiled walls, extractor fan, chrome heated towel rail, UPVC double glazed window.

Bedroom Three

UPVC double glazed full height windows to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower attachment and glazed screen, low level WC, wall mounted sink, tiled walls and floor, chrome heated towel rail, UPVC double glazed window side elevation.

Outside

A driveway provides ample off street parking with fencing to perimeters. To the rear of the property is an enclosed garden laid mainly to lawn with mature flower beds, patio seating area with wall and fencing to perimeters.

EPC

Environmental impact as this property as property produces 1.7 tonnes of CO2.

Material Information

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

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.

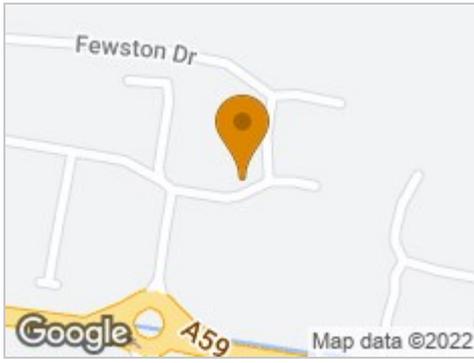
Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

A well presented three bedroom semi detached family home in the sort after location of Killinghall. The accommodation briefly comprises open plan kitchen diner with a modern fitted kitchen, downstairs WC and storage cupboard. To the first floor are three bedrooms, main bedroom with en suite and family bathroom. To the front is mainly laid to lawn with off street parking and to the rear is a private enclosed garden. This popular location is close to numerous local amenities including shops, schools and transport links.

An early viewing comes highly recommended to appreciate the accommodation and location.



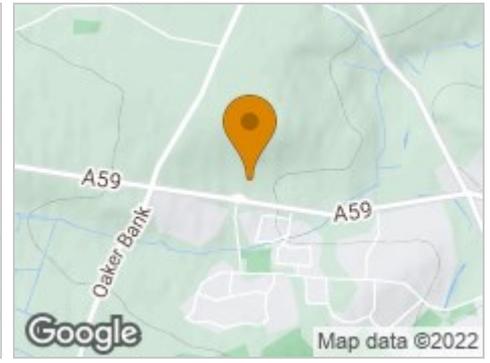
Road Map



Hybrid Map



Terrain Map



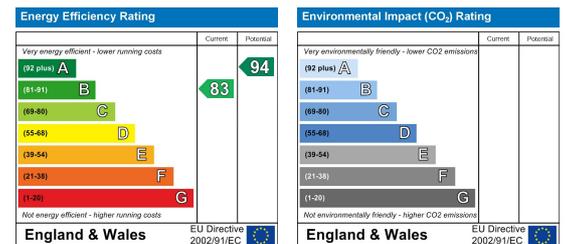
Floor Plan



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.