

HUNTERS[®]

HERE TO GET *you* THERE



Chestnut Grove

Harrogate, HG1 4HS

Council Tax: B

Guide Price £230,000



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Porch

UPVC construction, door to:

Entrance Hall

Storage cupboard, doors to:

Kitchen

13'6" x 11'9" (4.13 x 3.60)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset electric hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, space for under counter fridge and freezer, radiator, space for table, laminate flooring, UPVC double glazed window to rear elevation, door to:

Conservatory

9'1" x 5'9" (2.77 x 1.77)

UPVC construction, sliding doors to rear garden, laminate flooring.

First Floor Landing

Radiator, loft access, doors to:

Lounge

14'8" x 11'8" (4.48 x 3.58)

UPVC double glazed bay window to front elevation, radiator, fire place, TV point, stairs to first floor.

Bedroom One

12'7" x 11'10" (3.84 x 3.61)

UPVC double glazed window to front elevation, radiator.

Bedroom Two

11'10" x 10'7" (3.61 x 3.25)

UPVC double glazed window to rear elevation, radiator.

Shower Room

White suite comprising shower cubicle with electric shower over and glazed screen, low level WC, wash hand basin with cupboard under, chrome heated towel rail, inset ceiling spot lights, tiled walls and floor.

Outside

Low maintenance paved gardens to the outside of the property with mature flower beds, walls and fencing to perimeters. Rear access gate to off street parking and garage.

Garage

15'9" x 8'1" (4.82 x 2.47)

Up and over door.

EPC

Environmental impact as this property produces 4.2 tonnes of CO2.

Material Information

Tenure Type; Freehold - UNREGISTERED PROPERTY

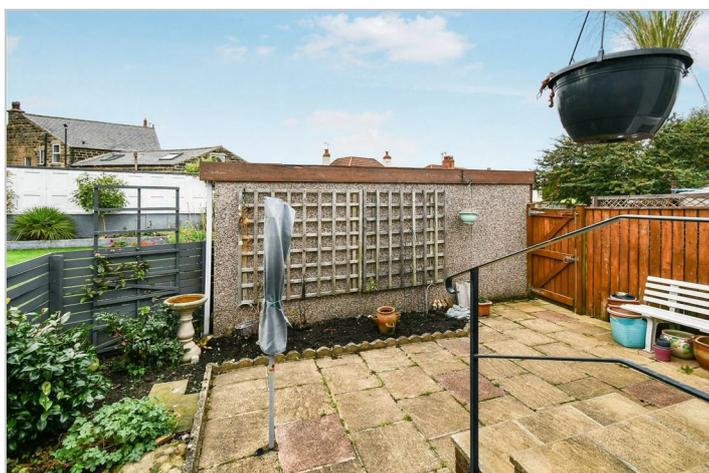
Council Tax Banding; B

OFFERED TO THE MARKET CHAIN FREE, this superb two double bedroom, semi-detached property, is situated in an ideal location close to the local amenities Bilton has to offer together with excellent bus routes and connections into Harrogate town centre. This spacious home is immaculately presented and is ideal as a first time buy or excellent investment opportunity.

With UPVC double glazing throughout, the property briefly comprises; Entrance porch with door through to the hallway providing access to: the lounge with an attractive bay window, kitchen with space for a dining table and conservatory to the rear. Stairs rise to the first floor with two double bedrooms and a modern shower room with a large storage cupboard.

To the outside, there is gated entrance to a front forecourt garden and pathway to the porchway entrance. To the rear, an easy to maintain courtyard garden with pretty, planted flower beds with fenced borders and a gate leading to the garage and off-road parking.

- OFFERED TO THE MARKET CHAIN FREE
 - Ideal location in the popular Bilton area
- Easy to maintain forecourt and rear courtyard garden
 - Spacious lounge with bay window
- Well appointed kitchen with space for a dining table
 - Two double bedrooms
 - Modernised shower room
 - Off street parking
 - Single garage
- Early viewing highly recommended



Road Map



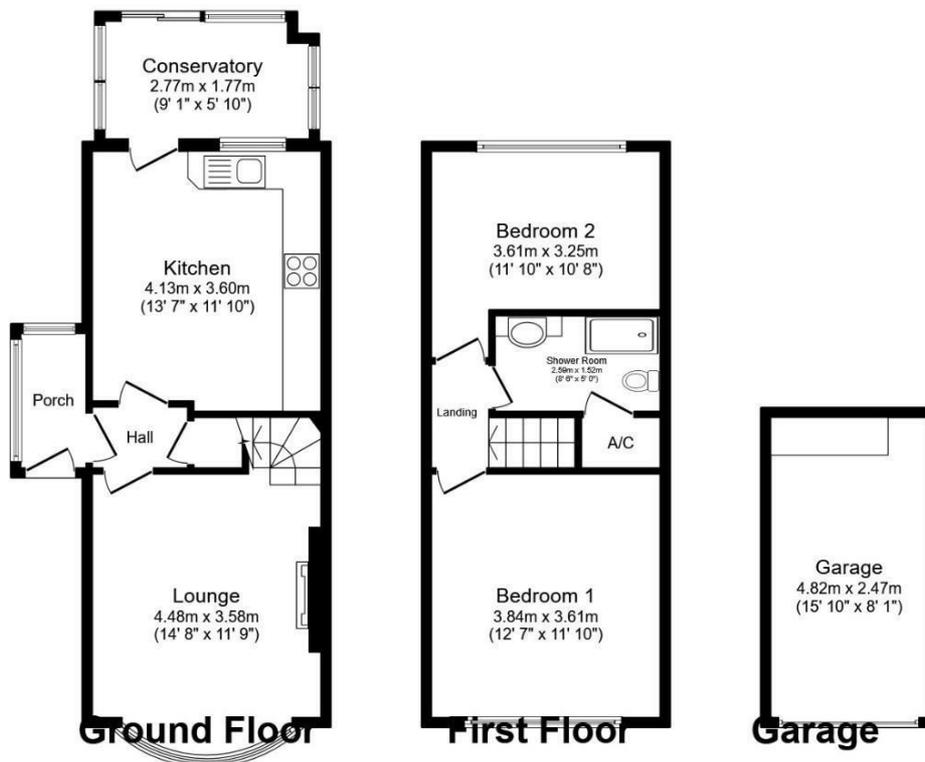
Hybrid Map



Terrain Map



Floor Plan



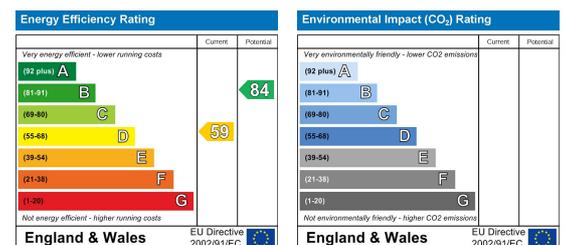
Total : 86.7 sq.m. (933 sq.ft.) approx
 Net floor area 74.9 sq.m. (806 sq.ft.)
 Garage 11.8 sq.m. (127 sq.ft.)

Sizes and dimensions are approximate, actual may vary.

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.