

# HUNTERS®

HERE TO GET *you* THERE



Lime Street

Harrogate, HG1 4BG

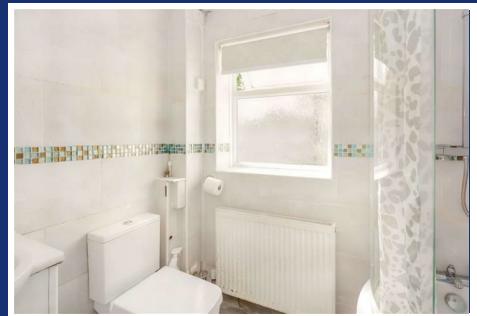
Guide Price £250,000



# Lime Street

## Harrogate, HG1 4BG

Guide Price £250,000



### Entrance Hall

Accessed via UPVC entrance door, UPVC double glazed window to side elevation, doors to:

### Living Room

15'1" x 13'11" (4.6 x 4.26)

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

### Kitchen

10'10" x 9'9" (3.30m x 2.97m)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring gas hob with extractor hood over and electric oven under, plumbing and space for washing machine, integrated dishwasher, space for tall fridge freezer, UPVC double glazed window to rear elevation, UPVC double glazed door to conservatory.

### Conservatory

11'6" x 7'11" (3.51m x 2.41m)

Brick and UPVC construction, French doors to rear garden.

### Bathroom

White suite comprising panel bath with mains shower over, low level WC, wash hand basin, radiator tiled walls and floor, UPVC double glazed window to rear elevation.

### First Floor Landing

Doors to:

### Bedroom One

15'1" x 10'11" (4.60 x 3.34)

UPVC double glazed window to rear elevation, radiator, fitted wardrobes and drawers, door to:

### Ensuite Shower Room

White suite comprising shower cubicle with glazed screen, low level WC, wash hand basin, UPVC double glazed window to rear elevation.

### Bedroom Two

11'1" x 8'11" (3.38m x 2.72m)

UPVC double glazed window to front elevation, radiator, storage cupboard.

### Bedroom Three

8'3" x 6'0" (2.52 x 1.83)

UPVC double glazed window to front elevation, radiator, storage cupboard.

### Outside Space

I (I)

Low maintenance garden with gravel, ample off road parking and fencing to perimeters to the front of the property. Gated access leads to a low maintenance rear garden with patio seating area, timber shed and fencing to perimeters.

### EPC

Environmental impact as this property produces 3.0 tonnes of CO2.

### Material Information

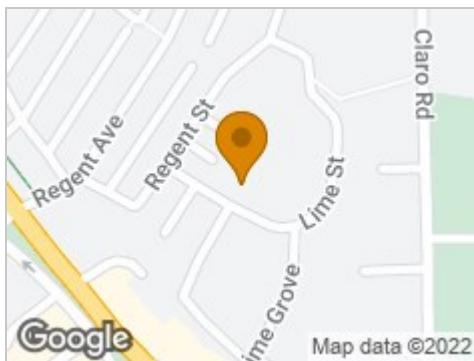
Tenure Type; Freehold

Council Tax Banding; C

EPC: D



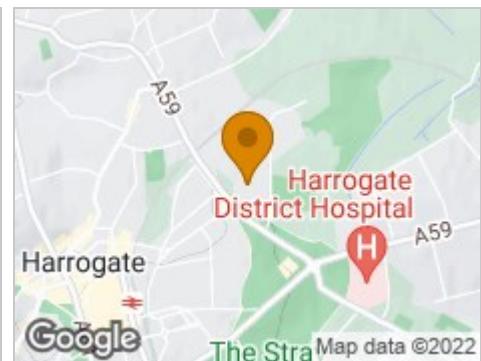
## Road Map



## Hybrid Map

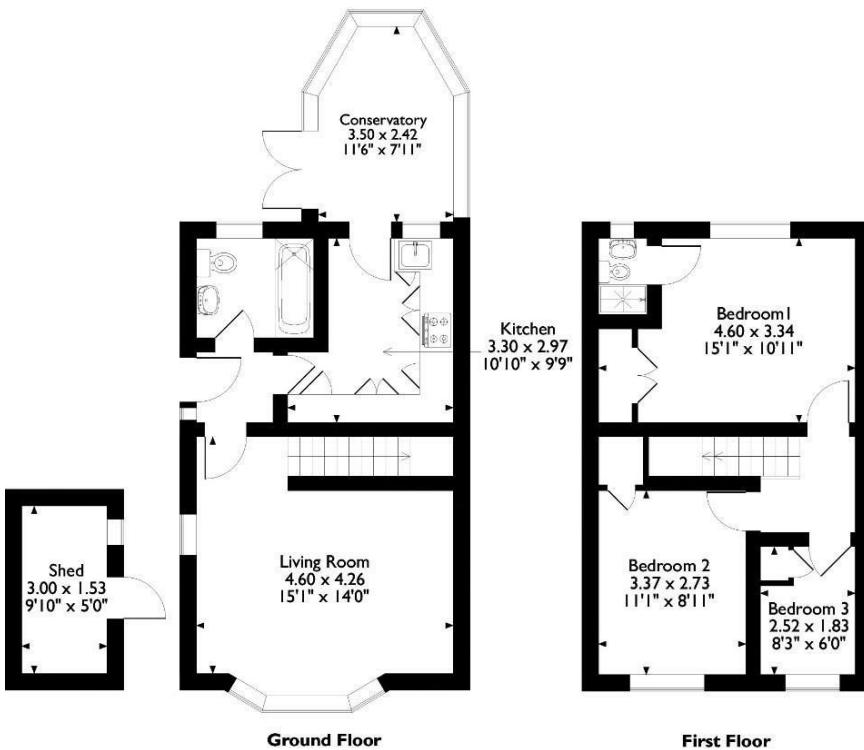


## Terrain Map



## Floor Plan

**31 Lime Street, Harrogate, North Yorkshire**  
**Approximate Gross Internal Area**  
**Main House = 81 Sq M/872 Sq Ft**  
**Outbuilding = 5 Sq M/54 Sq Ft**  
**Total = 86 Sq M/926 Sq Ft**

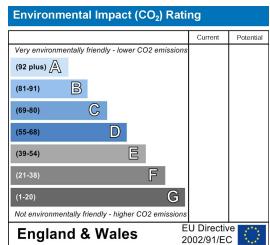
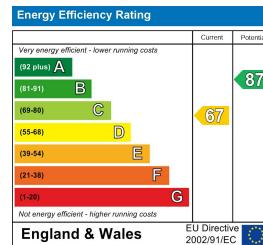


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.