

HUNTERS[®]

HERE TO GET *you* THERE



Jesmond Road

Harrogate, HG1 4SA

Guide Price £325,000



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Entrance Hall

Access via UPVC entrance door, stairs to first floor, wooden flooring, radiator, UPVC double glazed window to side elevation, doors to:

WC

Low level WC, extractor fan, Vaillant combination boiler.

Lounge

13'6" x 11'1" (4.12 x 3.38)

UPVC double glazed Bay window to front elevation, wooden flooring, fire place with living flame gas fire, inset ceiling spot lights, TV point, radiator, inset shelving.

Kitchen Dining Room

18'11" x 12'6" (5.77 x 3.82)

Fitted range of wall and base mounted units with working surfaces with inset sink unit with mixer tap, four ring gas hob, built in double oven, plumbing and space for washing machine and dishwasher, integrated fridge freezer, part tiled walls, tiled floor, inset ceiling spot lights, UPVC double glazed window to rear elevation, log burner, radiator, radiator, UPVC double glazed French doors to rear garden.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

13'8" x 11'11" (4.19 x 3.65)

UPVC double glazed bay window to front elevation, radiator, two fitted double wardrobes, TV point, inset ceiling spot lights.

Bedroom Two

12'6" x 12'0" (3.83 x 3.66)

UPVC double glazed window to rear elevation, radiator, two fitted double wardrobes.

Bedroom Three

8'3" x 6'9" (2.52 x 2.08)

UPVC double glazed window to front elevation, radiator, inset ceiling spot lights, loft access.

Bathroom

Quality modern suite comprising free standing bath, walk in shower cubicle with mains shower over and glazed screen, low level WC, wall mounted sink unit with drawers under, part tiled walls, heated towel rail, inset ceiling spot lights, UPVC double glazed window to rear elevation.

Outside

Lawn garden to the front of the property with hedging to boundaries. Driveway provides off street parking and leads to a detached garage with an up and over door. Gated access leads to a raised decked seating area with steps leading down to a garden laid mainly to lawn, fencing to perimeters.

EPC

Environmental impact as this property produces 4.1 tonnes of CO2.

Material Information

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

Agent Note

The vendors have had plans prepared to extend the property. Please ask for more details.

Tel: 01423 536222

A superb opportunity to purchase an attractive and extended three bedroom semi detached family home, situated in a highly sought after location off Knaresborough Road, within close proximity of the hospital, local amenities and town centre.

Presented to a very high standard throughout and with generous flexible living space, the accommodation comprises: Entrance hallway, guest WC, lounge with bay window, modern kitchen with granite work tops opening to a large dining area with multi fuel burner and French doors opening to the decked veranda overlooking the rear garden, three first floor bedrooms and a quality recently fitted family bathroom with separate walk in shower.

To the outside, the property has a garden to the front, a driveway accessed via secure gate provides ample off road parking and leads to a detached garage. Gated access opens to a generous, enclosed rear garden laid mainly to lawn with raised decked seating area

- EXTENDED FAMILY HOME
- Modern open plan kitchen dining with log burner
 - Generous rear garden
- Ample off road parking & garage
- Recently fitted bathroom with walk-in shower
 - Lounge with bay window
 - Guest WC
- Well presented throughout
- Located off Knaresborough Road
 - Close to local amenities



Road Map



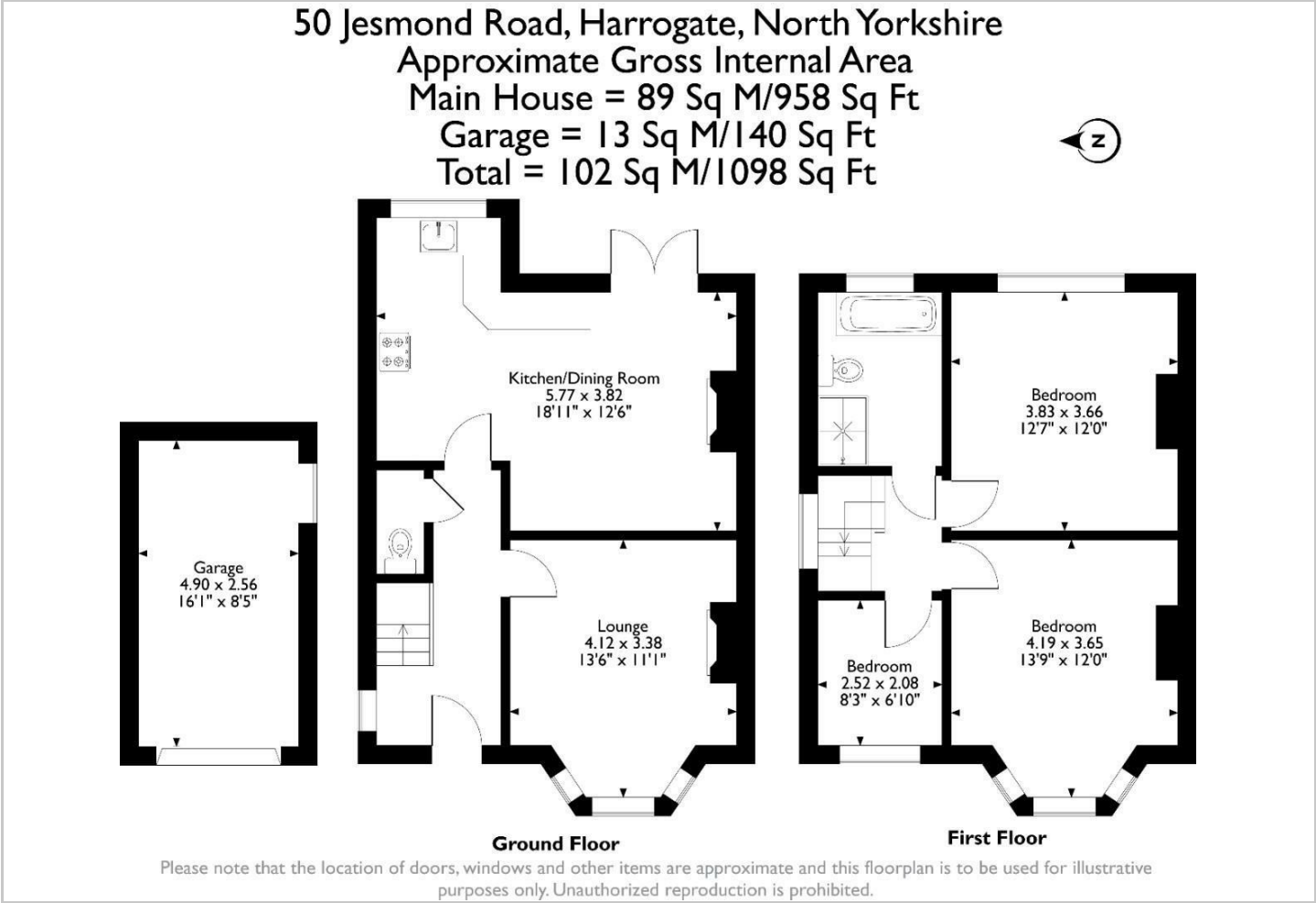
Hybrid Map



Terrain Map



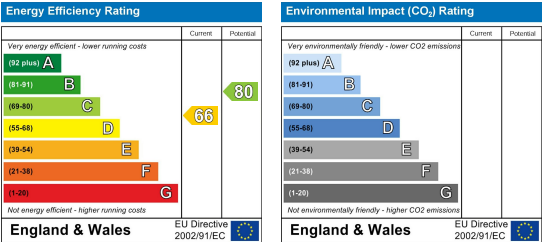
Floor Plan



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.