

# HUNTERS<sup>®</sup>

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## Kingsley Park Road

Harrogate, HG1 4RG

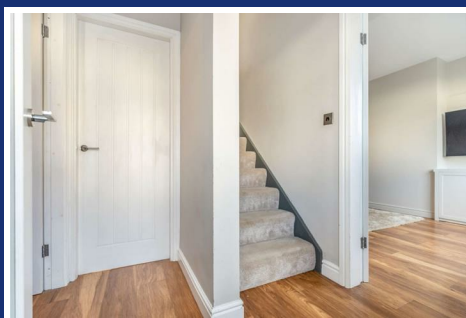
**Guide Price £325,000**



# 8 Kingsley Park Road

Harrogate, HG1 4RG

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## Entrance Porch

Access via UPVC double glazed door, UPVC double glazed windows to front and side elevations. Door to:

## Hallway

Stairs to first floor, wood laminate flooring, doors to:

## WC

Low level WC, wall mounted sink unit, laminate wood flooring, UPVC double glazed window to front elevation.

## Open Plan Kitchen Dining Area

### Kitchen Area

19'6" x 8'10" (5.95 x 2.70)

Quality modern range of wall and base mounted units with working surfaces over with sink unit and mixer tap, four ring gas hob with extractor hood over and electric oven under, integrated dishwasher and fridge freezer, inset ceiling spot lights, wood laminate flooring with under floor heating, UPVC double glazed window to side elevation, UPVC double glazed French doors to rear decking.

### Dining Room

10'5" x 9'3" (3.18 x 2.82)

UPVC double glazed window to window to rear elevation, radiator, inset ceiling spot lights, wood laminate flooring with under floor heating, storage cupboard.

## First Floor Landing

Doors to:

### Bedroom One

14'8" x 10'5" (4.48 x 3.20)

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

### Bedroom Two

11'5" x 9'3" (3.50 x 2.84)

UPVC double glazed window to front elevation, radiator.

### Bedroom Three

9'5" x 8'9" (2.88 x 2.68)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

Modern suite comprising free standing bath with mixer tap, low level WC, wall mounted wash hand basin, part tiled walls, tiled floor, UPVC double glazed window to side elevation.

## Shower Room

Walk in shower with mains shower over and glazed screen, UPVC double glazed window to rear elevation, tiled floor and walls, heated towel rail.

## Outside

A gravel driveway provides ample off street parking to the front of the property. Gated access leads to an attractive rear garden with raised decked seating area, patio seating area. The remainder is laid to lawn with timber shed and fencing to perimeters.

## EPC

Environmental impact as this property produces 4.3 tonnes of CO2.

## Material Information

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

A truly stunning traditional three bedroom semi-detached family home, having undergone an extensive programme of refurbishment by the current owners to a very high standard. The property is situated in a highly sought after location close to the wide ranging local amenities on offer.

Offering generous living space throughout, an early viewing is strongly recommended and the accommodation comprises: Entrance hallway, guest WC, lounge with bespoke cupboards and drawers, high quality L' shaped kitchen diner with integrated appliances, utility cupboard and double doors opening to the rear garden. To the first floor are three generous bedrooms, modern house bathroom and separate modern shower room.

To the outside, the property has the benefit of gravelled off road parking to the front for two cars and lawn area. The enclosed rear garden accessed via gate is laid to lawn with large raised decked seating area.

- EXTENDED & REFURBISHED FAMILY HOME
  - Modern open plan dining kitchen
    - Guest WC
  - Modern house bathroom & separate shower room
    - Three generous bedrooms
    - Utility cupboard & ample storage
    - Generous enclosed rear garden
    - Off road parking for two cars
  - Amazing presentation throughout
    - Viewing essential



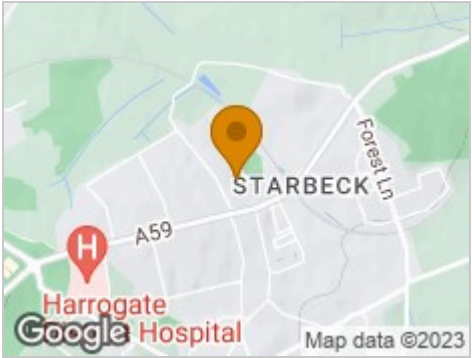
Road Map



Hybrid Map



Terrain Map



Floor Plan

8 Kingsley Park Road, Harrogate, North Yorkshire

Approximate Gross Internal Area

94 Sq M/1012 Sq Ft

Kitchen

5.95 x 2.70

19'6" x 8'10"

Dining Room

3.18 x 2.82

10'5" x 9'3"

Lounge

5.44 x 3.18

17'10" x 10'5"

Bedroom

2.88 x 2.68

9'5" x 8'10"

Bedroom

3.50 x 2.84

11'6" x 9'4"

Bedroom

4.48 x 3.20

14'8" x 10'6"

Ground Floor

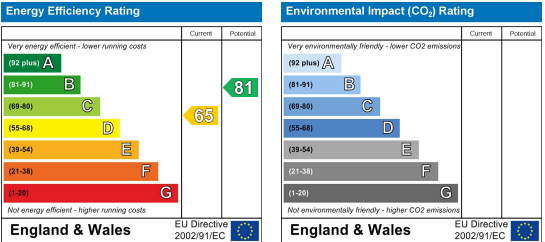
First Floor

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.