

# HUNTERS®

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## Kingsley Park Road

Harrogate, HG1 4RG

Guide Price £250,000



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## Entrance Hall

Access via UPVC entrance door, stairs to first floor, doors to:

## Kitchen Breakfast Room

15'10" x 8'3" (4.83 x 2.53)

Modern range of wall and base mounted units with stainless steel sink unit, inset four ring gas hob with extractor hob over and electric oven under, plumbing and space for washing machine, space for fridge freezer, wall mounted boiler, breakfast bar, part tiled walls, storage cupboard, UPVC double glazed windows to front and rear elevations, radiator, door to:

## Conservatory

6'10" x 6'9" (2.09 x 2.08)

Brick and UPVC construction, door to rear.

## First floor landing

UPVC double glazed window to rear elevation, doors to:

## Bedroom One

10'5" x 9'10" (3.18 x 3.02)

UPVC double glazed bay window to front elevation, radiator.

## Bedroom Two

11'5" x 9'2" (3.48 x 2.81)

UPVC double glazed window to front elevation, radiator.

## Bedroom Three

7'5" x 5'8" (2.27 x 1.73)

UPVC double glazed window to rear elevation, radiator, fitted over head cupboards.

## Bathroom

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

## Outside Space

A driveway provides ample off street parking and a lawn area to the remainder of the property at the front. To the rear is a block paved patio seating area and lawn area with fencing to perimeters.

## EPC

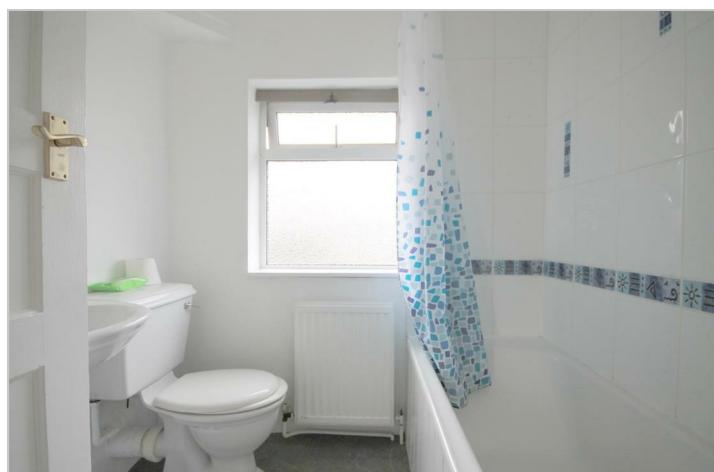
Environmental impact as this property produces 3.0 tonnes of CO2.

## Material Information

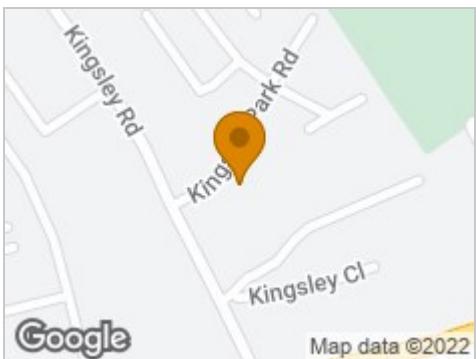
Tenure Type; Freehold

Council Tax Banding; C

EPC: D



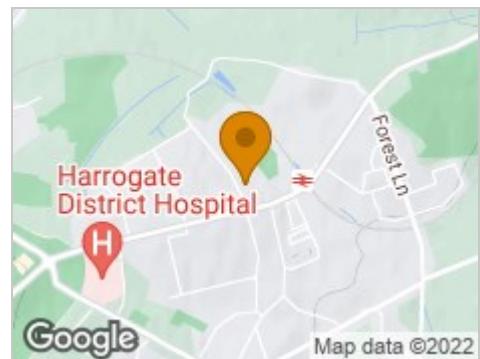
## Road Map



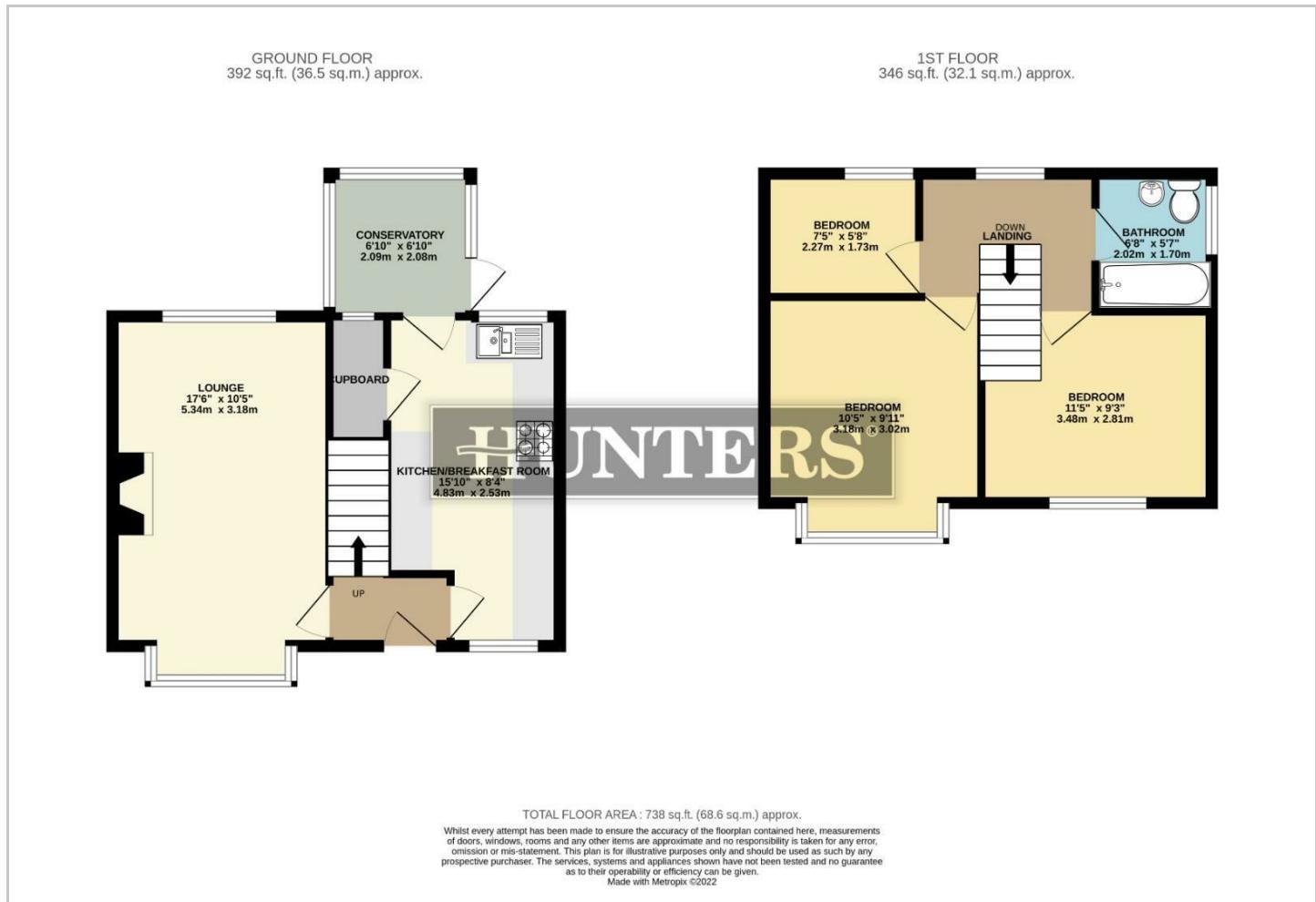
## Hybrid Map



## Terrain Map



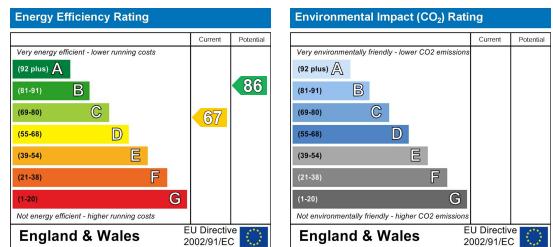
## Floor Plan



## 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.