

HUNTERS[®]

HERE TO GET *you* THERE



Eleanor Road

Harrogate, HG2 7AL

Council Tax: B

Guide Price £240,000



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Entrance Hall

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

Lounge Dining Room

22'11" x 13'2" (7.00 x 4.03)

UPVC double glazed window to front and rear elevations, radiator, fire place, TV point, space for dining table, door to:

Kitchen

10'11" x 10'0" (3.33 x 3.07)

Wall and base mounted units with working surfaces over with inset stainless steel sink unit, space for electric cooker, space for under counter fridge and freezer, larder cupboard, door to:

Back Porch

UPVC double glazed door to rear garden, large storage cupboard, door to:

WC

Low level WC, UPVC double glazed window to rear elevation.

Loft

Loft access with ladder, part boarded, two Velux windows.

First Floor Landing

Doors to:

Bedroom One

15'0" x 13'3" (4.58 x 4.04)

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

Bedroom Two

15'1" x 9'4" (4.60 x 2.86)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe and airing cupboard with shelving, door to:

Ensuite

Wet room, electric shower, wash hand basin, radiator.

Bedroom Three

11'6" x 9'10" (3.51 x 3.01)

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

Bathroom

Coloured suite comprising panel bath with electric shower over, pedestal wash hand basin, part tiled walls, radiator, UPVC double glazed window to rear elevation.

WC

Low level WC, UPVC double glazed window.

Outside

To the front is a gravel garden with mature hedging and pathway to front door. An attractive low maintenance gravel garden with mature shrubs, flowers and hedging to the rear with a brick built outhouse with power, light and water supply.

Material Information

Tenure Type; Freehold - UNREGISTERED TITLE - Title Deeds held
Council Tax Banding; B

EPC

Environmental impact as this property produces 4.9 tonnes of CO₂.

OFFERED TO THE MARKET CHAIN FREE. A super opportunity to purchase a larger than average three-bedroom terrace property on this popular residential street. The property is immaculately presented, although does now require a degree of modernisation. Situated just off Wetherby Road and Hookstone Chase the property offers generous living space and bedroom sizes.

With UPVC windows throughout, this well-maintained home briefly comprises; entrance hallway with doors to the open plan living and dining space with dual elevation to the front and rear of the property. The spacious kitchen leads to a rear porch housing a guest W.C and coal shed, ideal as a utility room and door to rear garden. Stairs rise to the first-floor landing with doors to bedroom one with built in wardrobes, bedroom two with an en-suite shower room and built in wardrobe, bedroom three and the house bathroom.

Outside to the front, is a gated entrance to a pretty forecourt garden with mature hedges and flowering beds. A shared side ginnel provides rear access to the easy to maintain garden with mature hedges, trees and shrubs and mostly laid to shingle and patio. A brick-built garden shed with light and power ideal for outside storage.

- OFFERED TO THE MARKET CHAIN FREE

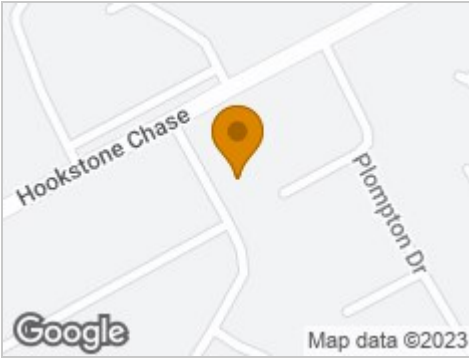
- Three double bedrooms
- Spacious living space
- UPVC throughout
- Requiring some modernisation

- Well-presented throughout

- Two bathrooms
- Mature and private gardens
- Carpets, curtains and blinds included
- Sought after location



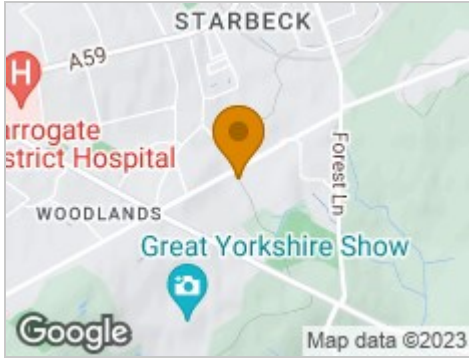
Road Map



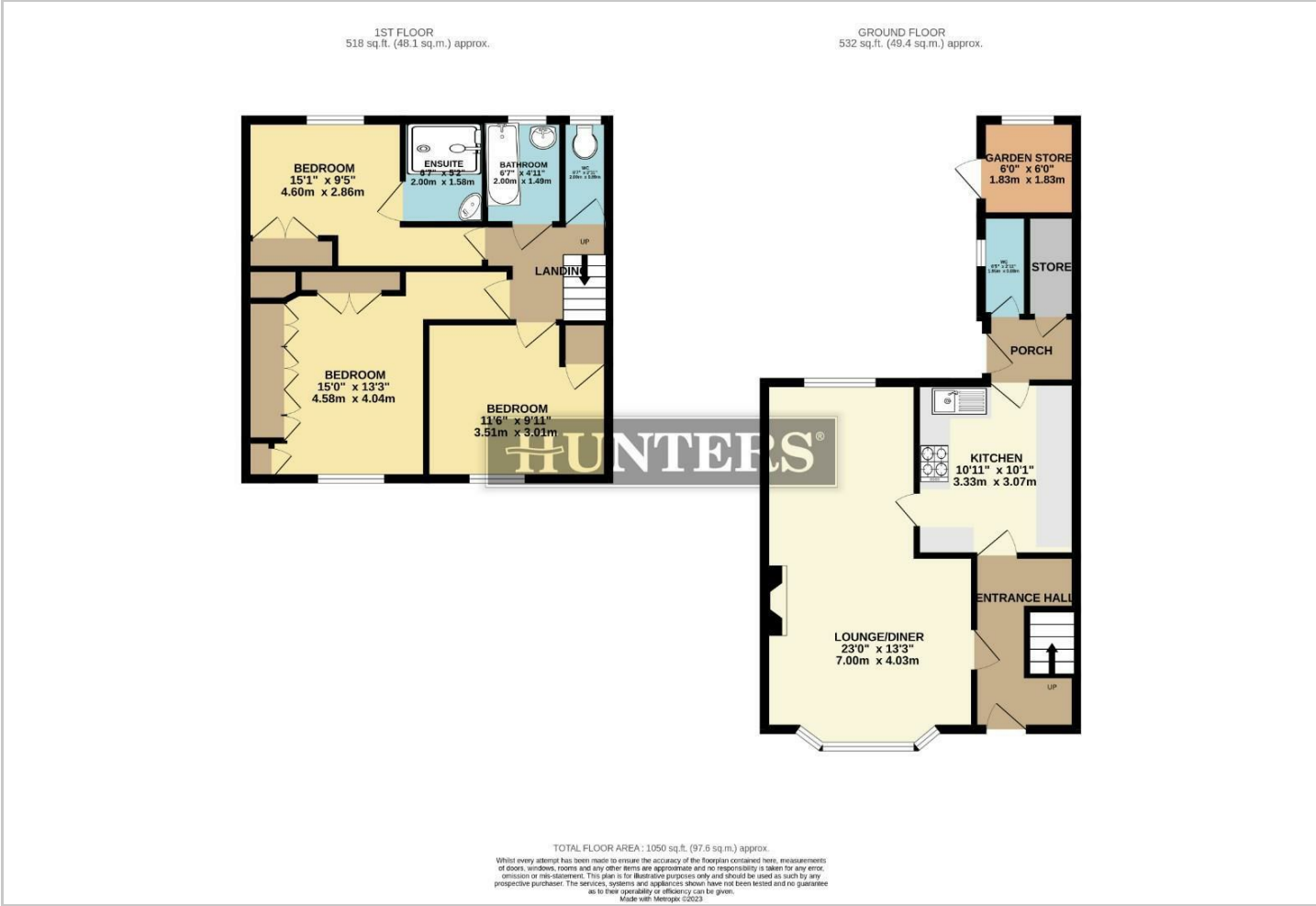
Hybrid Map



Terrain Map



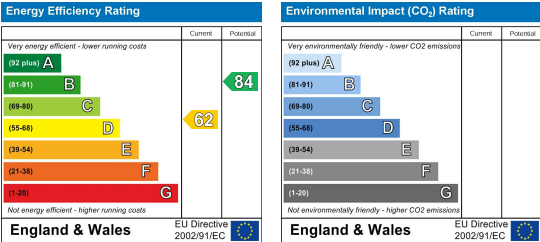
Floor Plan



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.