

HUNTERS®

HERE TO GET *you* THERE



Sherwood Drive

Harrogate, HG2 7HF

Council Tax: C

Guide Price £320,000



Sherwood Drive

Harrogate, HG2 7HF

Guide Price £320,000



Entrance Hall

Access via composite glazed entrance door, stairs to first floor, radiator, glazed internal door to:

Lounge

14'8" x 12'4" (4.49 x 3.77)

UPVC double glazed window to front elevation, radiator, TV point, glazed internal door to:

Kitchen Dining Room

20'4" x 15'3" (6.20 x 4.66)

Modern range of base units with wooden working surfaces over with inset Belfast sink unit and mixer hose, integrated appliances to include dishwasher, washing machine and fridge freezer, double built in oven. Central island with wooden working surfaces over with inset five burner gas hob, power station and further storage cupboards. UPVC double glazed windows to side and rear elevations, UPVC double glazed French doors to rear garden, two Velux windows to rear elevation, wooden flooring with under floor heating, inset ceiling spot lights, under stairs storage cupboard.

First Floor Landing

Glass balustrade, storage cupboard, doors to:

Bedroom One

12'9" x 9'6" (3.91 x 2.91)

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

Bedroom Two

10'6" x 9'6" (3.21 x 2.91)

UPVC double glazed window to front elevation, radiator.

Bedroom Three

6'5" x 5'9" (1.96 x 1.77)

UPVC double glazed window to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC, wash hand basin, feature chrome heated towel rail, large vanity mirror, tiled walls and floor, UPVC double glazed window to rear elevation.

Garage & Workshop

17'3" x 9'4" (5.26 x 2.85)

Swing doors, door to work shop with window to side elevation.

Outside

A driveway provides ample off street parking. To the remainder of the front is a lawn garden with pathway to front door. Gated access leads to an enclosed attractive rear garden with lawn, seating areas, mature borders with fencing to perimeters.

EPC

Environmental impact as this property produces 3.2 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

A superb opportunity to purchase a stunning three bedroom semi-detached family home, having undergone a programme of extension and refurbishment by the current owners to a very high standard. The property is situated in a highly sought after location, close to local amenities and offers easy access into Harrogate town centre and out of Harrogate to the A59.

Offering generous living space throughout the ground floor, the accommodation is presented to a very high standard and comprises: Entrance hallway, lounge, large modern open plan dining kitchen with central island, breakfast bar, seating area, double doors opening to the rear garden and feature floor to ceiling window. The first floor landing with glazed balustrade serves three bedrooms and a modern house bathroom.

To the outside, there is a lawn garden to the front, a driveway provides off road parking and leads to a detached garage with workshop to the rear. The enclosed rear garden is laid mainly to lawn with patio seating area and brick store housing the recently fitted boiler.

To appreciate the accommodation on offer, we strongly recommend an early viewing.

- SUPERB FAMILY HOME

- Large modern open plan dining kitchen with snug area & central island
 - Extended & refurbished by the current owners to a high standard
 - Modern bathroom
- Detached garage with workshop to the rear
 - Driveway providing off road parking
 - Attractive enclosed rear garden
- Close to local amenities including school, supermarket & the hospital



Road Map



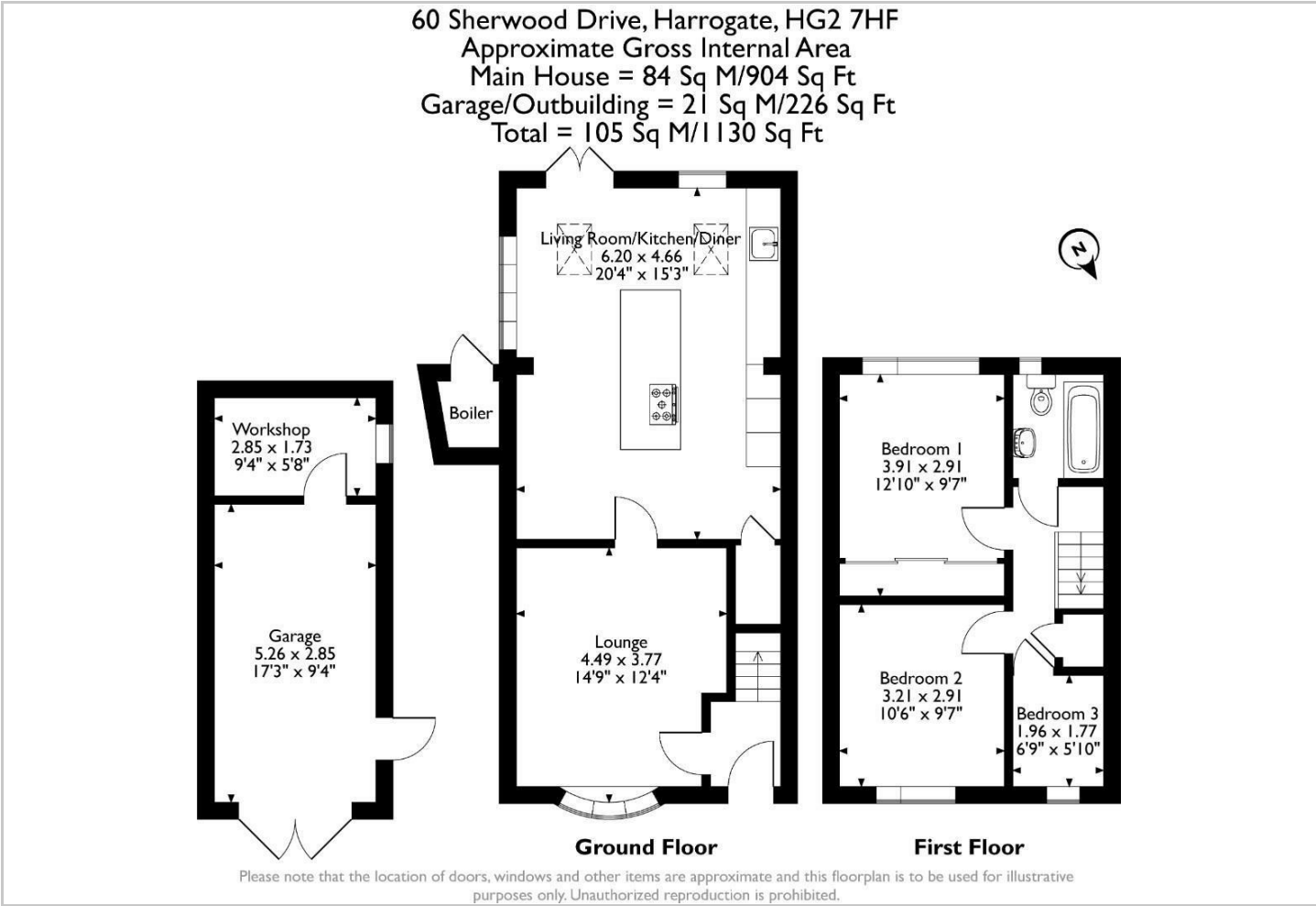
Hybrid Map



Terrain Map



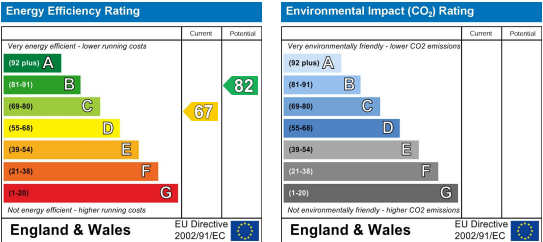
Floor Plan



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.