

# HUNTERS<sup>®</sup>

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## Grange Road

Dacre Banks, Harrogate, HG3 4HA

**Auction Guide £200,000**



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## Entrance Hall

Access via glazed UPVC door, radiator, stairs to first floor, stairs to ground floor, doors to:

## Lounge

14'7" x 11'3" (4.47 x 3.43)

UPVC double glazed window to front elevation, radiator, TV point.

## Kitchen Dining Room

17'11" x 8'11" (5.47 x 2.72)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit, space for cooker, plumbing and space for dishwasher, space for fridge freezer, part tiled walls, two UPVC double glazed windows to rear elevation, space for dining table, radiator.

## Ground Floor Hall

Utility area with plumbing and space for washing machine and tumble dryer and additional appliance, door to:

## Inner Hall Way

Doors to:

## WC

Low level WC, wash hand basin.

## Office

9'10" x 8'7" (3.01 x 2.63)

UPVC double glazed window to rear elevation, radiator.

## Workshop

8'11" x 8'9" (2.73 x 2.67)

## Garage

14'5" x 8'9" (4.41 x 2.67)

Radiator, electric up and over door, power and light laid on.

## Second Floor Landing

Storage cupboard, doors to:

## Bedroom One

12'5" x 10'7" (3.80 x 3.24)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Two

11'2" x 10'7" (3.41 x 3.24)

UPVC double glazed window to front elevation, radiator.

## Bedroom Three

7'11" x 6'11" (2.42 x 2.12)

UPVC double glazed window to front elevation, radiator.

## Shower Room

White suite comprising walk-in shower cubicle with glazed screen and shower over, low level WC, pedestal wash hand basin, aqua boarding to walls, UPVC double glazed windows.

## Outside Space

To the front of the property is attractive and mature flower beds with patio seating area, pathway to front door and fencing to perimeters. To the rear is laid to lawn with fruit tree, a driveway provides off road parking and leads to the garage.

## EPC

Environmental impact as this property produces 3.8 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold

Council Tax Banding; D

EPC: C

**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £200,000 \* BIDDING CLOSSES 22 FEBRUARY AT 3PM \* FEES APPLY \*OFFERED FOR SALE WITH NO ONWARD CHAIN.**

An attractive three bedroom mid-town house located in this sought after cul-de-sac in the heart of the village. The spacious accommodation provides generous living space and comprises: Entrance hallway, lounge, kitchen diner, three first floor bedrooms and house shower room. To the lower ground is a utility, two further rooms currently, used as a workshop and office and an integral garage.

Outside to the front is an attractive enclosed garden with mature flower beds, the rear garden is laid to lawn with a drive way providing off road parking leading to an integral garage. An early viewing comes highly recommended.

Proceed out of Harrogate on the A59. After approximately 7 miles turn right onto the B6451, signposted Menwith Hill and Darley. Continue for approximately 4 miles and upon entering the village of Dacre Banks, turn left at the village shop onto Grange Road where no. 27 is located by our Hunters For Sale Board.

**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £200,000 \* BIDDING CLOSSES 22 FEBRUARY AT 3PM \* FEES APPLY \*OFFERED FOR SALE WITH NO ONWARD CHAIN.**

- Sought after village location
  - Private rear garden
  - Integral Garage
- Close to local amenities
- Spacious throughout
- Potential to modernise
- Cul-de-sac location
- Views over countryside
- Viewing highly recommended



## Road Map



## Hybrid Map



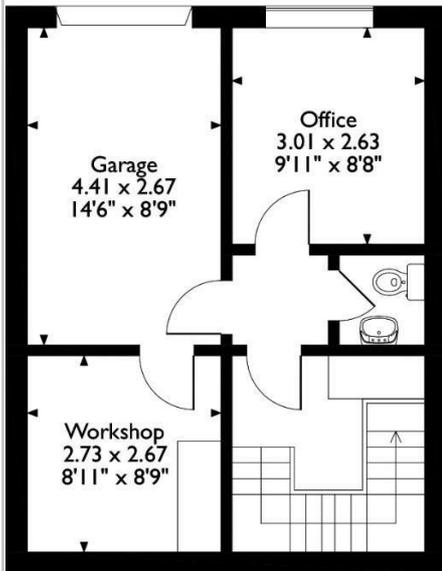
## Terrain Map



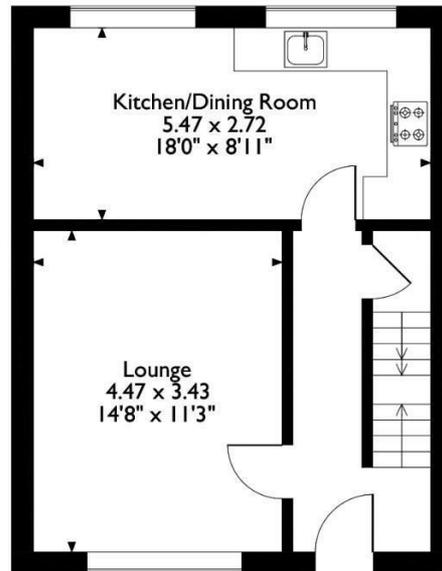
## Floor Plan

# 27 Grange Road Dacre Banks, Harrogate, North Yorkshire

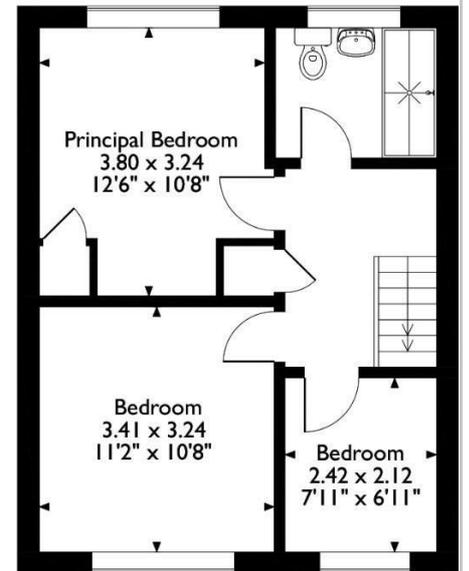
## Approximate Gross Internal Area 120 Sq M / 1293 Sq Ft



**Ground Floor**



**First Floor**



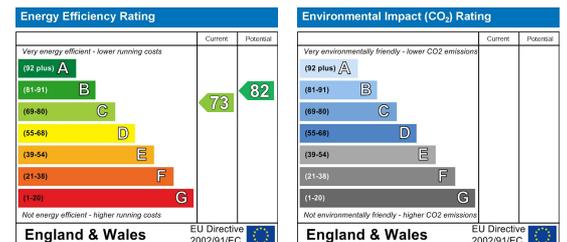
**Second Floor**

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.