

HUNTERS[®]

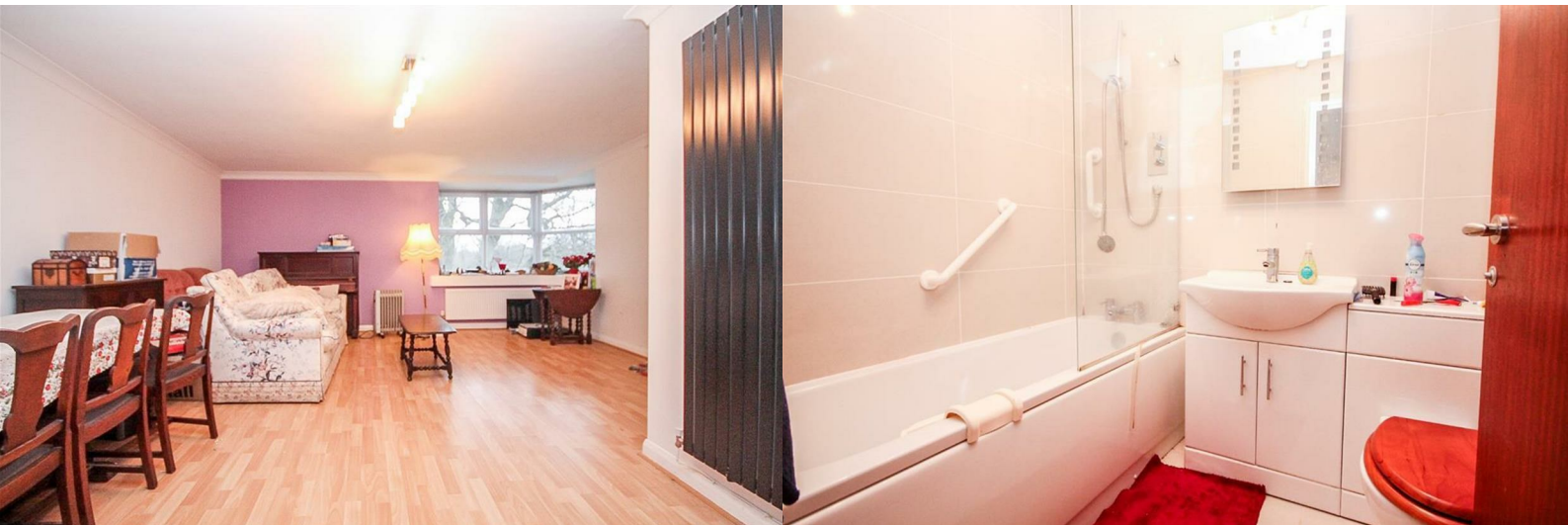
HERE TO GET *you* THERE



32 Tewit Well Gardens

Tewit Well Road, Harrogate, HG2 8JG

Asking Price £250,000



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LOCATION

Tewit Well Road is situated in a popular residential location on the South of Harrogate and is well placed for local amenities including shops, schools, bars, restaurants, sports and health facilities. It is also well placed for access out of Harrogate via the A61 onwards to York and Leeds and the A1M both North and South, making this the ideal base for travelling throughout the region.

DIRECTIONS

Leave Harrogate town centre via Station Parade and continue to the end turning right at the T junction traffic lights onto York Place. At the roundabout take the first exit onto Leeds Road and continue for a short distance before turning left onto Tewit Well Avenue and continue to the end. Turn left onto Tewit Well Road where 32 Tewit Well Gardens is located on the right hand side.

COOMMUNAL ENTRANCE HALL

Accessed by secure communal door, stairs and lift to all floors.

PRIVATE ENTRANCE HALL

Telephone entry system, fitted double cupboard with plumbing for washing machine, radiator, doors to:

'L' SHAPED LOUNGE DINER

16'7" x 18'10" (5.05 x 5.74)

UPVC double glazed windows to front and side elevations with viewings over the stry, TV point, laminate flooring, feature floor to ceiling radiator, further radiator, space for dining table, open to:

KITCHEN

6'8" x 8'9" (2.03 x 2.67)

Fitted range of wall and base mounted units with working surfaces over with inset one and a half stainless steel sink unit and mixer tap, four ring gas hob with extractor hood and electric oven, part tiled walls, space for under counter fridge and freezer, cupboard housing boiler, UPVC double glazed window to side elevation, laminate flooring.

BEDROOM ONE

9'10" x 11'9" (3 x 3.58)

UPVC double glazed window to front elevation, radiator, fitted double wardrobe with sliding doors.

BEDROOM TWO

8'2" x 10'2" (2.49 x 3.1)

UPVC double glazed window to front elevation, radiator.

BATHROOM

White suite comprising panel bath with mixer tap and main shower over, low level WC, wall mounted sink with mixer tap and vanity unit, tiled walls and floor, vanity mirror with light, extractor fan.

OUTSIDE

Stunning lawn communal gardens with amazing viewings over the stry.

GARAGE

Single garage.

EPC: D

Environmental impact as this property produces 2.2 tonnes of CO2.



Road Map



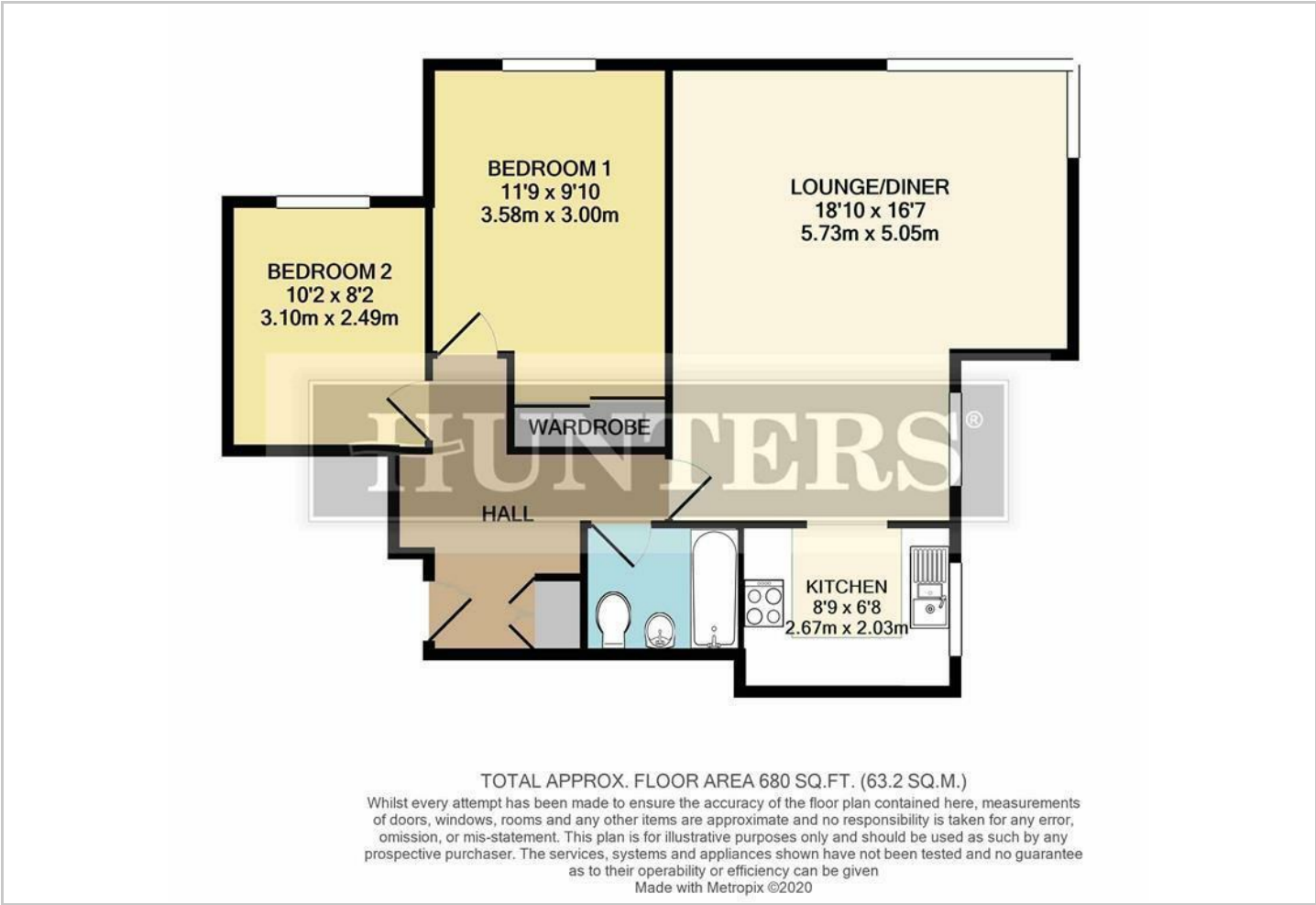
Hybrid Map



Terrain Map



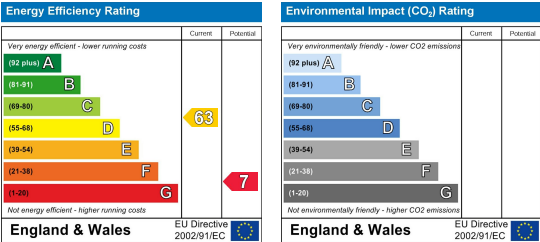
Floor Plan



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.