



## Omega Street, Harrogate, HG1 2BZ

- MID TERRACE VICTORIAN PROPERTY
- Well appointed kitchen/ breakfast room and utility room
- Private courtyard garden
- Unrestricted on-street parking
- Two double bedrooms
- Comfortable lounge
- Ideal location with amenities close by
- Council Tax Band B

Offers Over £220,000

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# Omega Street, Harrogate, HG1 2BZ

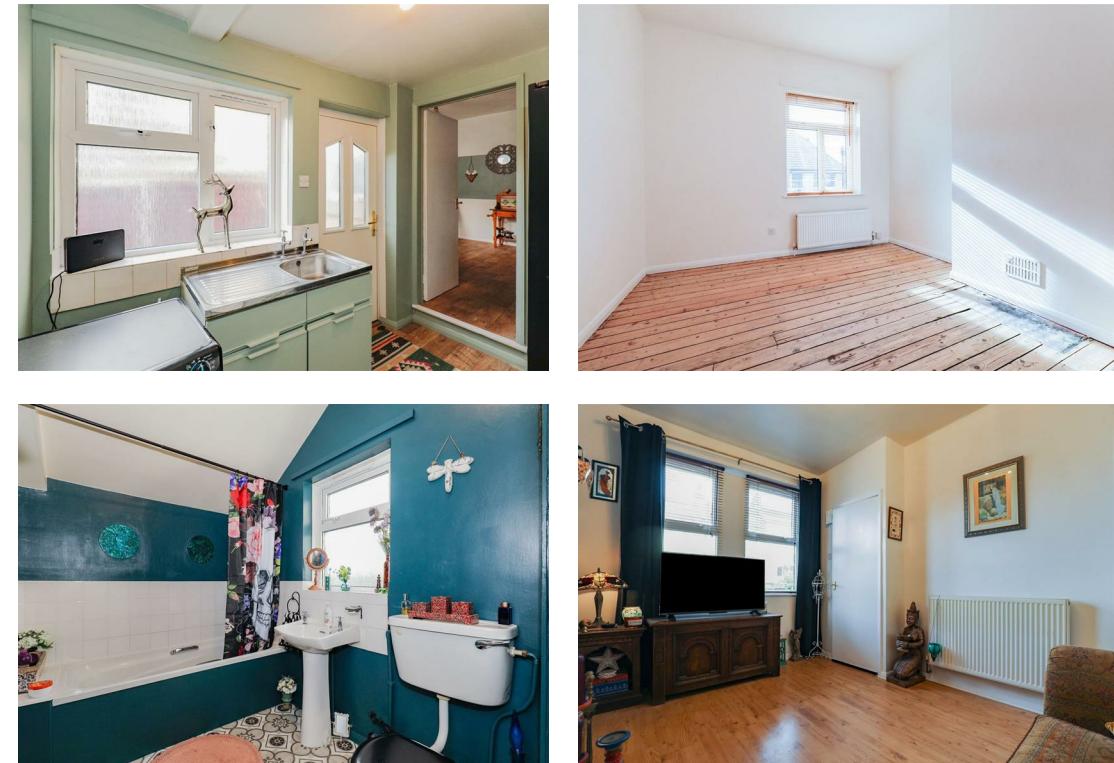
## DESCRIPTION

A delightful mid-terrace house that offers a perfect blend of comfort and convenience now available for viewings. This property features a well-appointed kitchen breakfast room, ideal for enjoying leisurely meals or entertaining guests. The utility area adds practicality to the space, making daily chores a breeze.

The house boasts two spacious double bedrooms, providing ample room for relaxation and rest. The bathroom is thoughtfully designed to cater to your needs. The reception room is a welcoming space, perfect for unwinding after a long day or hosting friends and family.

One of the standout features of this property is the private courtyard garden, which offers a serene outdoor retreat. Whether you wish to enjoy a morning coffee in the sun or indulge in gardening, this space is sure to enhance your living experience. Additionally, the shed and boiler house provide extra storage and utility, ensuring that your home remains organised and functional.

Situated on Omega Street, this property enjoys an ideal location with easy access to local amenities. Harrogate is renowned for its beautiful parks, shops, and restaurants, making it a desirable place to live. With its charming character and practical features, Omega Street is an excellent opportunity for those seeking a comfortable home in a vibrant community.



EPC

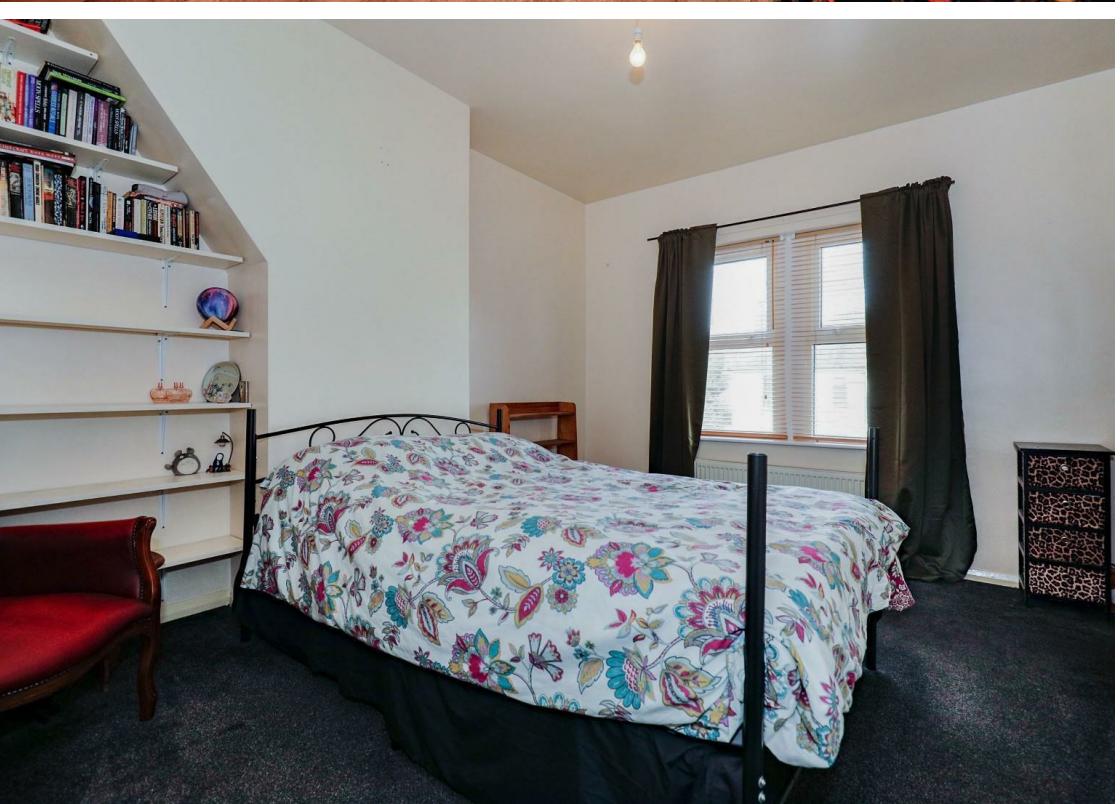
Energy rating D

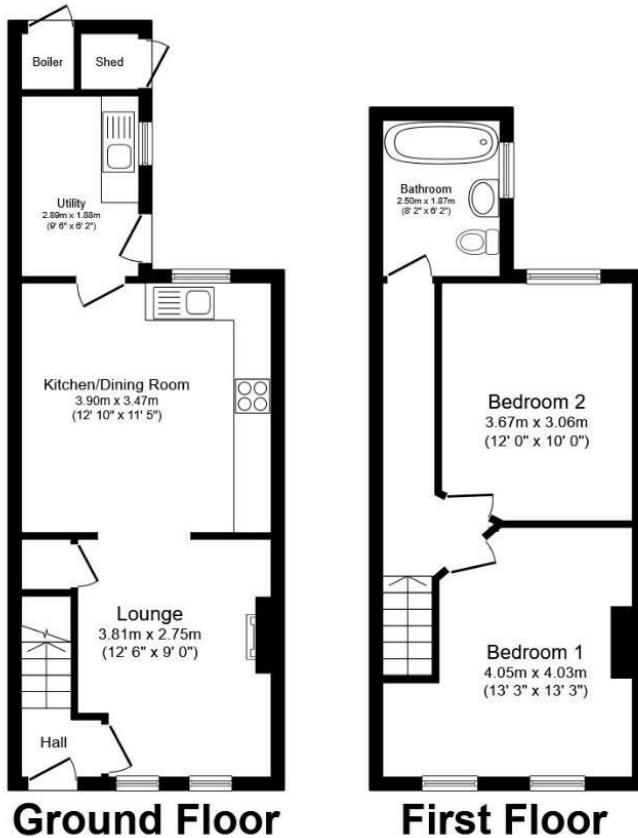
This property produces 3.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





Total floor area 75.7 m<sup>2</sup> (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.