

# HUNTERS®

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## Lincoln Grove

Harrogate, HG3 2UD

Council Tax: B

Offers Over £190,000



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## Entrance Hall

Access via UPVC entrance door, understairs storage cupboard, through to:

## Kitchen

11'7" x 10'10" (3.55 x 3.32)

Range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, part tiled walls, radiator, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden.

## Lounge

14'9" x 11'7" (4.5 x 3.55)

UPVC double glazed bay window to front elevation, radiator, TV point, laminate flooring, stairs to first floor.

## First Floor Landing

UPVC double glazed window to side elevation, doors to:

## Bedroom One

11'7" x 11'4" (3.55 x 3.47)

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

## Bedroom Two

10'6" x 8'9" (3.21 x 2.67)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with

mains shower over and glazed screen, low level WC, wash hand basin, tiled walls, radiator, UPVC double glazed window to rear elevation.

## Outside

A lawn garden to the front with a pathway to front door. Side gated access to a rear garden laid mainly to lawn with paved patio seating area and fencing to perimeters.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

## EPC

Environmental impact as this property produces 2.1 tonnes of CO<sub>2</sub>.

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a superbly presented, two bedroom end of terrace home, recently refurbished by the current owner. The property benefits from generous front and rear gardens and is situated in a sought after location, close to local schools and the wide ranging amenities on Jenny Field Drive.

With gas central heating and extensive UPVC double glazing, the accommodation comprises: Entrance hallway, lounge, modern open plan dining kitchen, two first floor bedrooms and modern house bathroom.

To the outside, the property is approached via pedestrian pathway, leading to a lawned front garden and path to the side door. Side gated access opens to a generous, enclosed rear garden laid mainly to lawn with patio seating area.

- NO ONWARD CHAIN
- Modern open plan dining kitchen
- Enclosed rear garden
- Modern bathroom
- Ideal for investors & first time buyers
- Recently refurbished
- Popular location
- Close to local schools & amenities on Jenny Field Drive



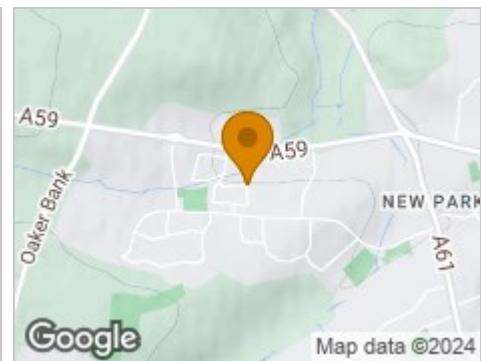
## Road Map



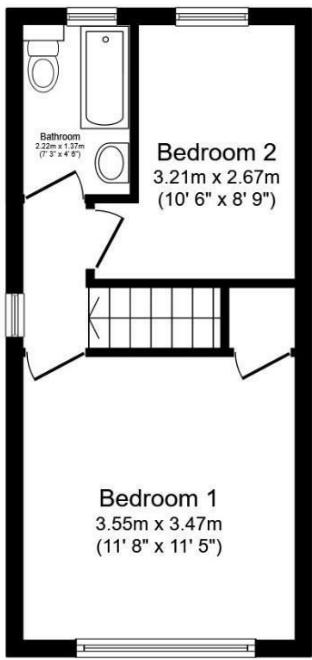
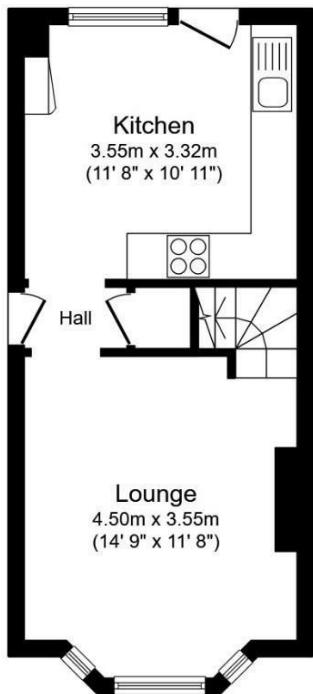
## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

**First Floor**

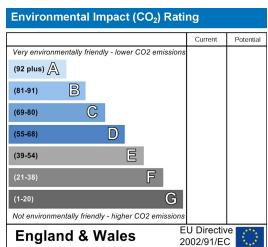
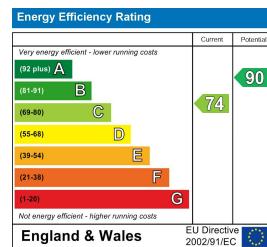
Total floor area 57.9 sq.m. (623 sq.ft.) approx

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)

## 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.