

# HUNTERS<sup>®</sup>

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## King Edwards Drive

Harrogate, HG1 4HB

Council Tax: B

**Offers Over £235,000**

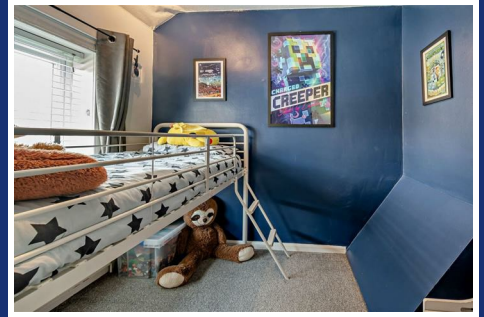




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## Entrance Hall

Access via composite entrance door, radiator, stairs to first floor, under stairs storage cupboard, doors to:

## Kitchen

15'0" x 7'9" (4.59 x 2.37)

Quality modern range of wall and base units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor over and electric oven under, space for tall fridge freezer, breakfast bar, two UPVC double glazed windows to rear elevation, radiator, inset ceiling spot lights.

## Utility

Wall units and worktop with plumbing and space for washing machine and space for tumble dryer under, composite door to rear garden and door to:

## WC

Low level WC, wash hand basin, chrome heated towel rail.

## Lounge

15'9" x 11'4" (4.81 x 3.47)

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

## First floor landing

Doors to:

## Bedroom One

12'10" x 11'5" (3.92 x 3.49)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

12'10" x 8'0" (3.93 x 2.45)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

8'7" x 8'4" (2.64 x 2.55)

UPVC double glazed window to front elevation, radiator.

## Bathroom

White suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to front elevation, part tiled walls.

## Outside

A low maintenance gravel garden to the front with mature hedging to perimeters. To the rear is an enclosed garden laid to lawn with a decked seating area and hedging to perimeters with a rear access gate.

## EPC

Environmental impact as this property produces 4.1 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

A fantastic 3 double bedroom mid terrace family home, with a newly fitted kitchen and generous enclosed rear garden. The property is situated in a highly sought after location with immediate access to the wide ranging local amenities and highly regarded infant/junior schools.

Presented to a high standard throughout, the accommodation comprises: Entrance hallway, lounge, newly fitted quality kitchen with integrated appliances, utility area with door opening to the rear garden and guest WC. A first floor landing serves three bedrooms and house bathroom.

To the outside, a gate opens to a low maintenance front garden with path leading to the front door. To the rear is a generous enclosed garden laid to lawn with raised decked seating area.

- Spacious family home
- Newly fitted kitchen with integrated appliances
  - Utility area & guest WC
- Generous enclosed rear garden
  - Three double bedrooms
- Immediate access to wide ranging local amenities
  - Well presented accommodation
    - Sought after location
  - Early viewing recommended



Road Map



Hybrid Map

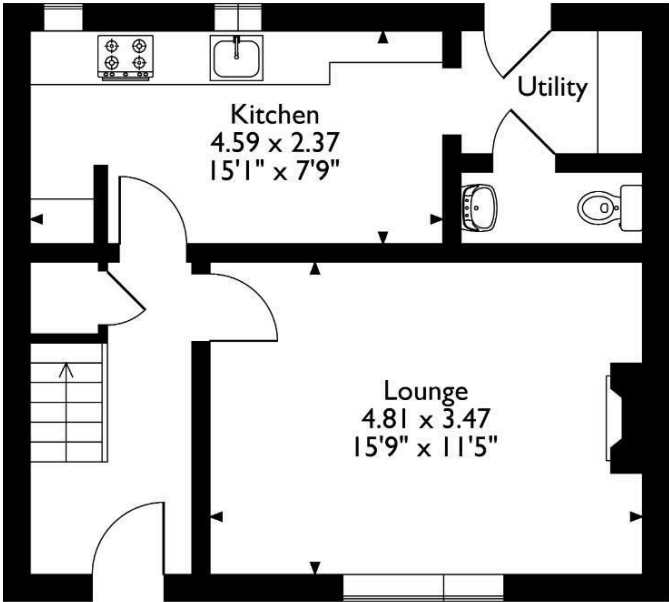


Terrain Map

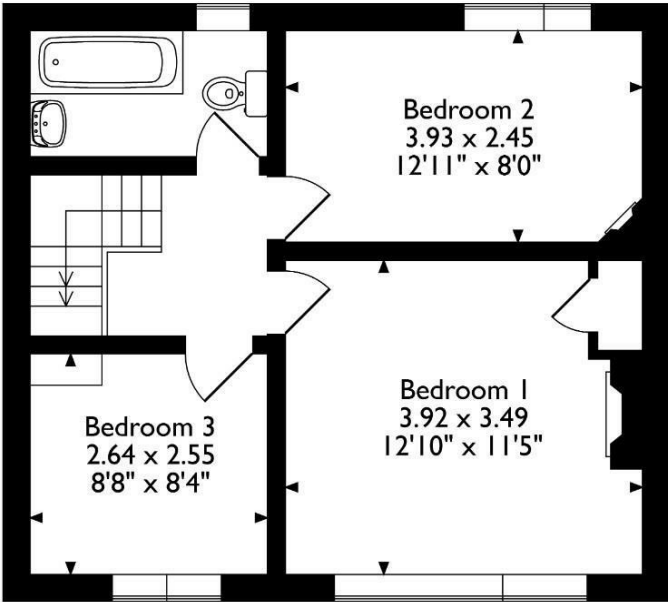


Floor Plan

King Edwards Drive, Harrogate, HG1 4HB  
Approximate Gross Internal Area  
82 Sq M/882 Sq Ft



Ground Floor



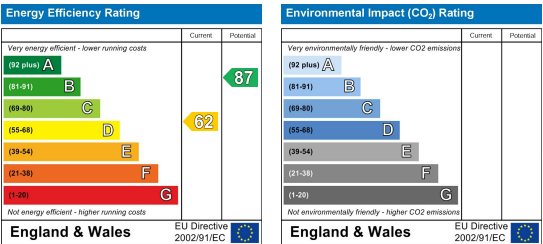
First Floor

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.