

HUNTERS[®]

HERE TO GET *you* THERE



Grantley Drive

Harrogate, HG3 2XU

Council Tax: B

Guide Price £215,000



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Entrance Hall

Access via UPVC double glazed door, radiator, storage cupboard, doors to:

Lounge

19'4" x 9'8" (5.90 x 2.96)

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

Kitchen

9'0" x 8'2" (2.75 x 2.50)

Range of base units with working surfaces over with inset stainless steel sink unit, space for electric cooker, plumbing and space for washing machine, space for tall fridge freezer, wall mounted boiler, UPVC double glazed window to front elevation.

Bedroom One

11'2" x 9'8" (3.42 x 2.96)

UPVC double glazed sliding doors to rear garden. radiator.

Bedroom Two

8'4" x 8'2" (2.55 x 2.50)

UPVC double glazed window to rear elevation, radiator.

Bathroom

White suite comprising panel bath with shower attachment over and glazed screen, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to side elevation.

Outside

A driveway provides ample off street parking and leads to a detached garage. To the remainder of the front is a low maintenance gravel garden with mature borders. Gated access leads to an enclosed rear garden laid to lawn with mature borders, paved patio seating area with wall and fencing to perimeters.

EPC

Environmental impact as this property produces 2.4 tonnes of CO2.

Material Information

Tenure Type; Freehold

Council Tax Banding; B

OFFERED FOR SALE WITH NO ONWARD CHAIN. A well presented two bedroom semi-detached bungalow, situated in a sought after location, close to the local shops to include the Co-op, Post Office, doctors surgery and bus stop on Jenny Field Drive.

With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Entrance hallway, open plan lounge/diner, kitchen, two bedrooms and bathroom.

To the outside, the property has the benefit of a lawn garden to the front, a driveway provides off-road parking and leads to an attached garage with side door. Gated access opens to an attractive rear garden laid mainly to lawn, with patio seating area and walled and fenced perimeters.

- NO ONWARD CHAIN
- Attractive & enclosed rear garden
- Open plan lounge diner
- Driveway & garage
- Close to local local shops including the Co-op & Post Office
- Transport links on Jenny Field Drive
- Well presented throughout
- Early viewing recommended



Road Map



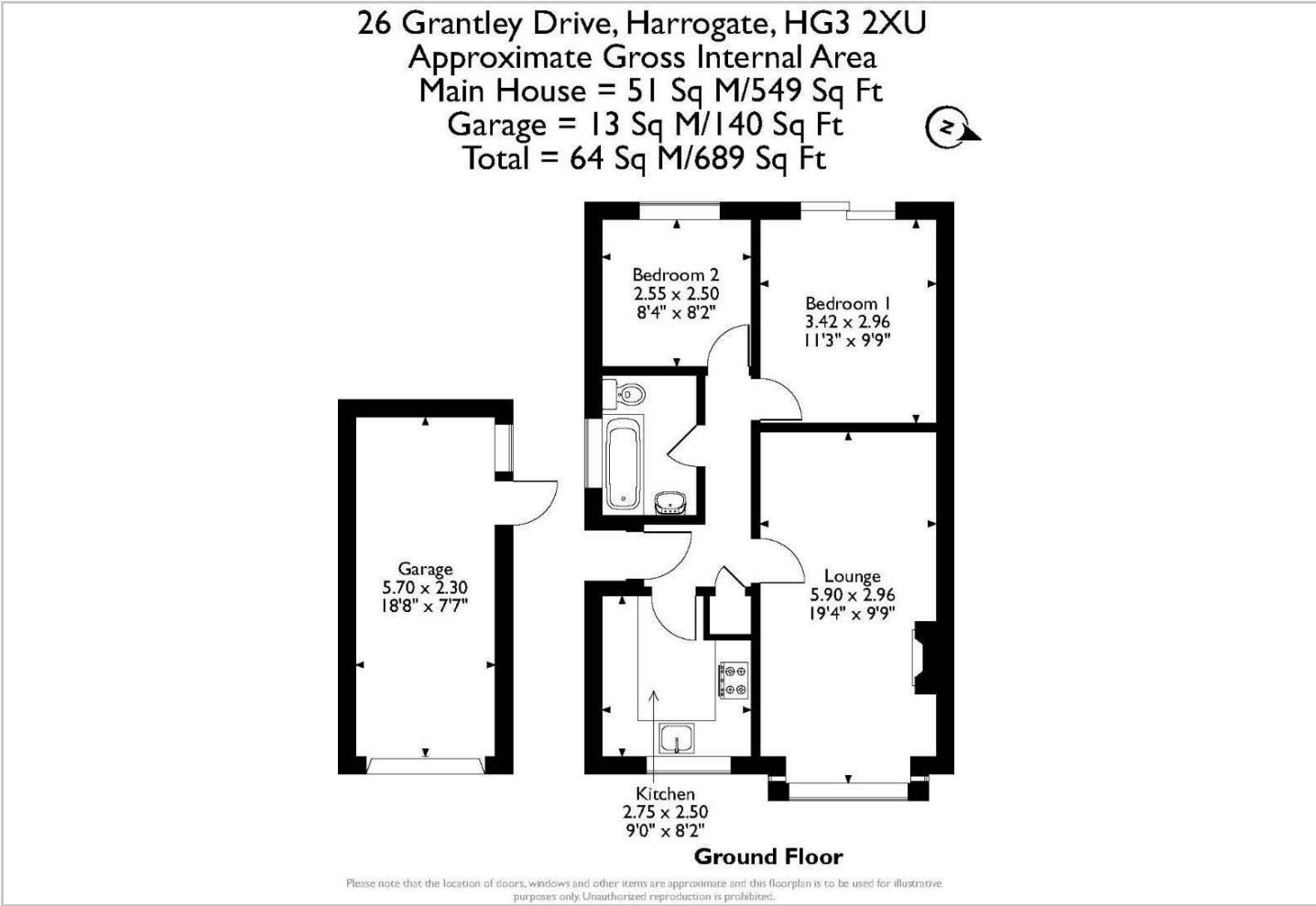
Hybrid Map



Terrain Map



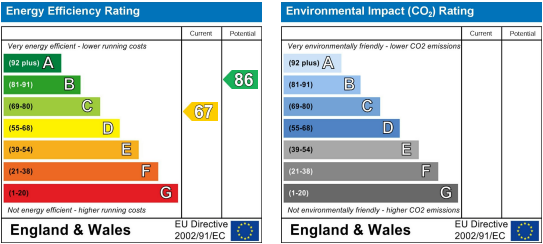
Floor Plan



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.