



## Byland Road, Harrogate, HG1 4EY

- Off Road Parking
- Private garden
- Ideal for Families and Couples
- Early viewing highly recommended
- Guest WC
- Three Well-Proportioned Bedrooms
- Well presented kitchen with space for a dining table
- Council Tax B

**Guide Price £275,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Byland Road, Harrogate, HG1 4EY

## DESCRIPTION

Located on Byland Road, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find a spacious reception room, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living room for family gatherings or a stylish dining area for hosting friends.

The property features three well-proportioned bedrooms, providing ample space for rest and privacy. The layout is thoughtfully designed to accommodate families, couples, or even those seeking a home office space.

Located in the sought-after town of Harrogate, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The picturesque surroundings and vibrant community make it an ideal place to call home.

Do not miss the chance to make this lovely property your own.

EPC

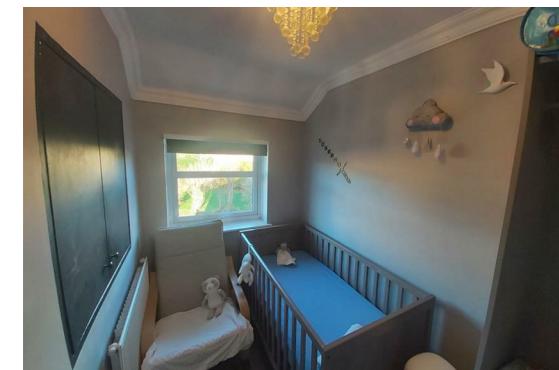
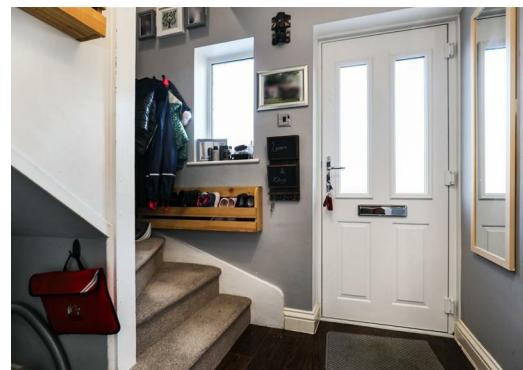
Energy rating C

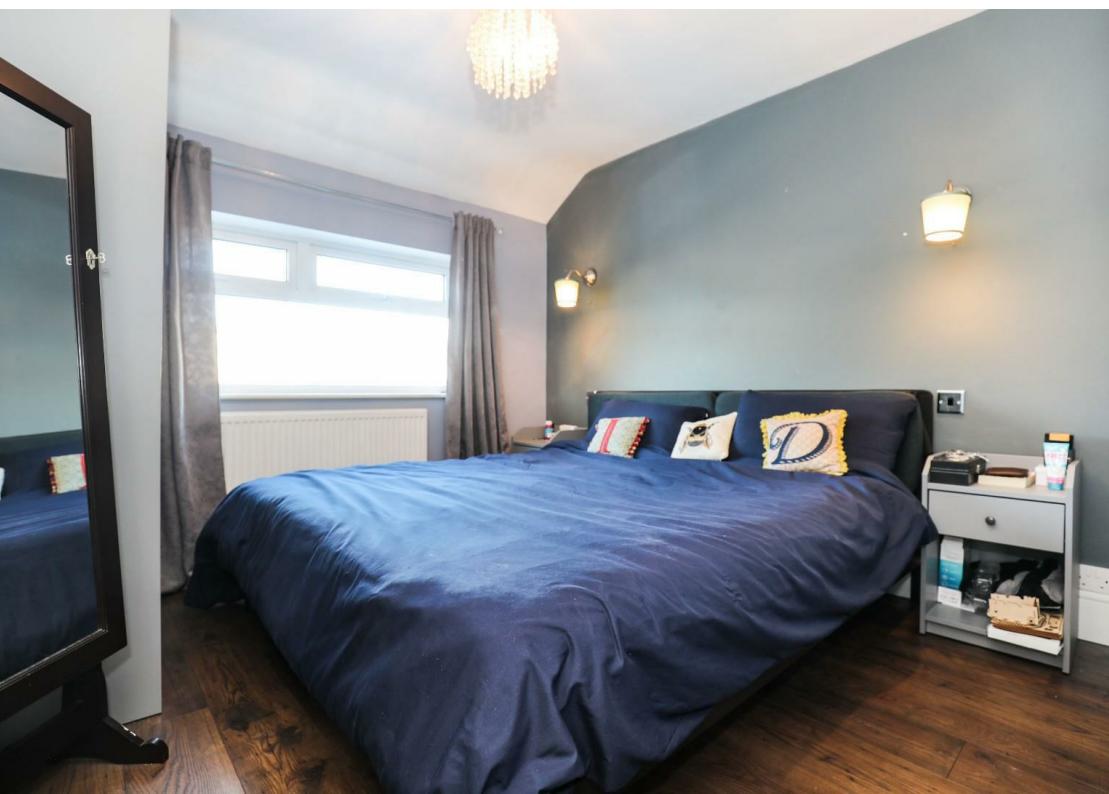
This property produces 3.5 tonnes of CO<sub>2</sub>

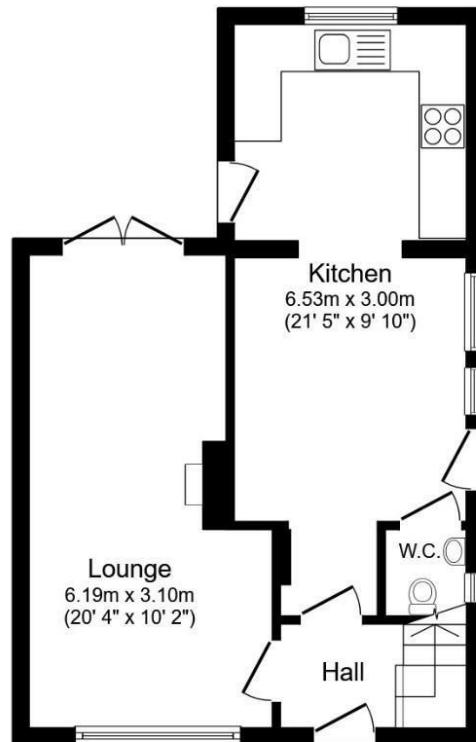
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B



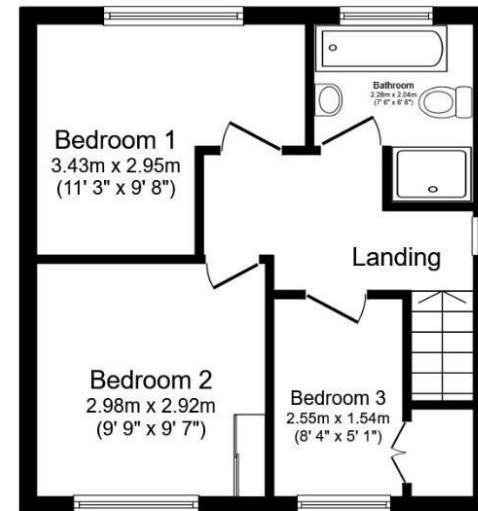




**Ground Floor**

Total floor area 75.9 sq.m. (817 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)



**First Floor**

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		69
(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.