



Harness Lane, Boroughbridge, YO51 9PF

- Charming semi-detached house located in the sought-after town of Boroughbridge
- Welcoming bright hallway creating a warm first impression
- Driveway providing parking for two vehicles
- Solar panels for improved energy efficiency and reduced utility costs
- Early viewing highly recommended
- Two spacious double bedrooms offering flexible living options
- Extended open-plan kitchen and dining area
- Garage offering additional storage space
- Cosy lounge perfect for relaxing evenings
- Council Tax Band B

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Guide Price £250,000

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DESCRIPTION

Located in the charming town of Boroughbridge, this delightful semi-detached house on Harness Lane offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families or couples seeking a peaceful retreat.

Upon entering, you are welcomed by a bright hallway that leads into a cosy lounge, providing a warm and inviting space to relax. The heart of the home is the open-plan kitchen and dining area, which has been thoughtfully extended to create a generous space for entertaining and family gatherings. This modern layout ensures that you can enjoy cooking while still being part of the conversation.

The property boasts a well-appointed bathroom and reception room, allowing for versatile living arrangements. The lounge and dining area are perfect for both quiet evenings and lively gatherings with friends and family.

Outside, the property features a driveway that accommodates two vehicles, along with a garage that offers additional storage options. The solar panels on the roof not only contribute to energy efficiency but also help reduce utility costs, making this home both eco-friendly and economical.

Conveniently located, this residence is just a stone's throw away from local supermarkets and amenities, ensuring that all your daily needs are easily met. Whether you are looking for a peaceful home or a vibrant community, this property on Harness Lane is a wonderful opportunity not to be missed.



EPC

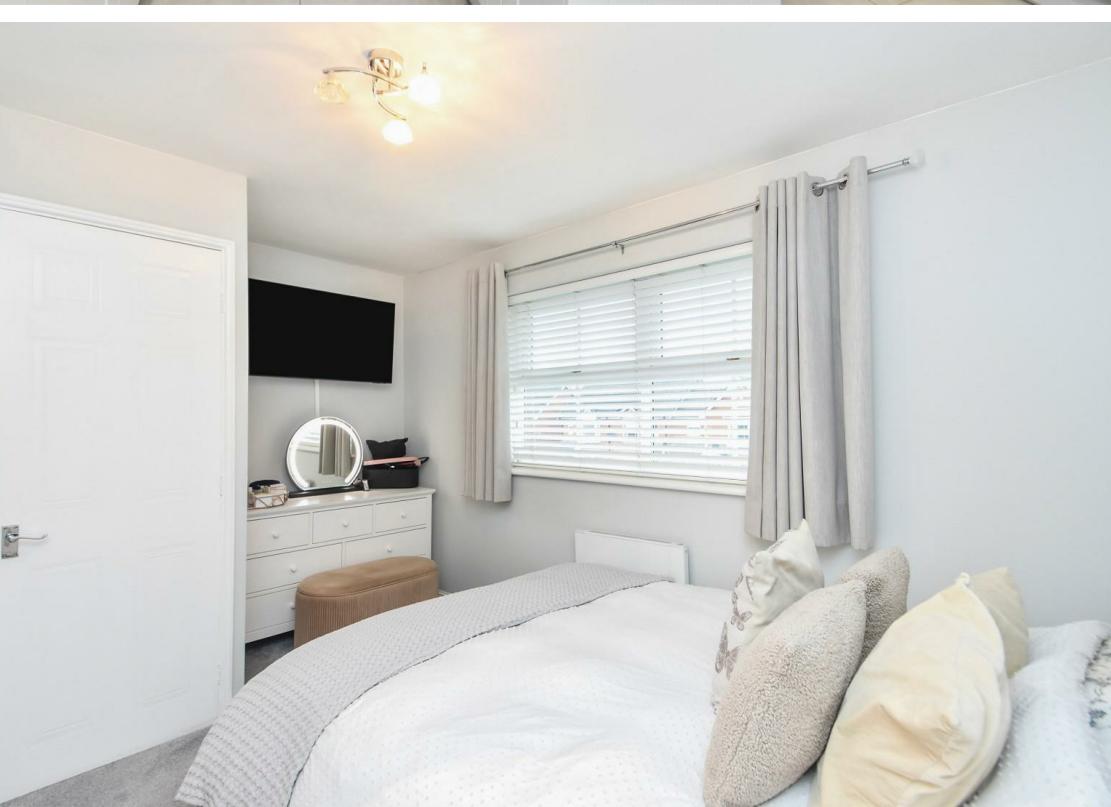
Energy rating D

This property produces 2.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

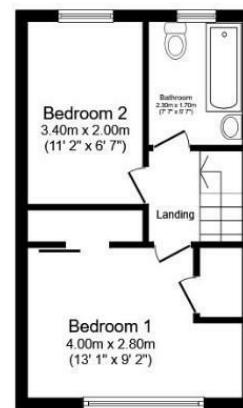




Ground Floor

Total floor area 86.0 sq.m. (926 sq.ft.) approx

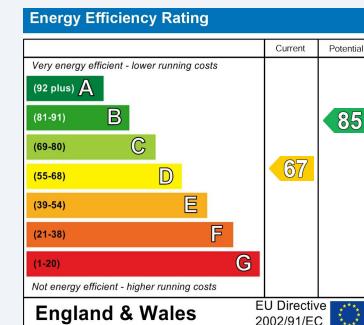
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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



First Floor

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.



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.