



Kingsley Close, Harrogate, HG1 4RA

- OFFERED TO THE MARKET CHAIN FREE
- Well maintained throughout
- Perfect for a first time buy or for families upsizing
- Driveway parking
- Council Tax Band C
- Three bedroom semi detached home
- Modernisation required
- Lovely rear garden
- Single garage, shed and car port

Guide Price £265,000

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Kingsley Close, Harrogate, HG1 4RA

DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN.

A well maintained and spacious three bedroom semi-detached home, in need of some modernisation, situated in a highly sought after location, just off Knaresborough Road, with wide ranging local amenities close by to include shops, train station, the hospital, and well regarded schools. A frequent bus service is available into Harrogate Town Centre close by.

With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Porchway into the entrance hallway, lounge with bay window, open plan to the dining room, kitchen with wall and base units and door to the rear garden. Stairs rise to the first floor landing with two double bedrooms and a third single room, house bathroom with shower cubicle and separate WC.

To the outside, are well maintained and mature gardens and a driveway with a car port provides ample off-road parking with a single garage and shed, essential for household storage.

Directions: Leaving Harrogate along Knaresborough Road, take the left hand turning onto Kingsley Road and first right onto Kingsley Close where the property can be found on the right hand side, identified by our Hunters For Sale board.



EPC

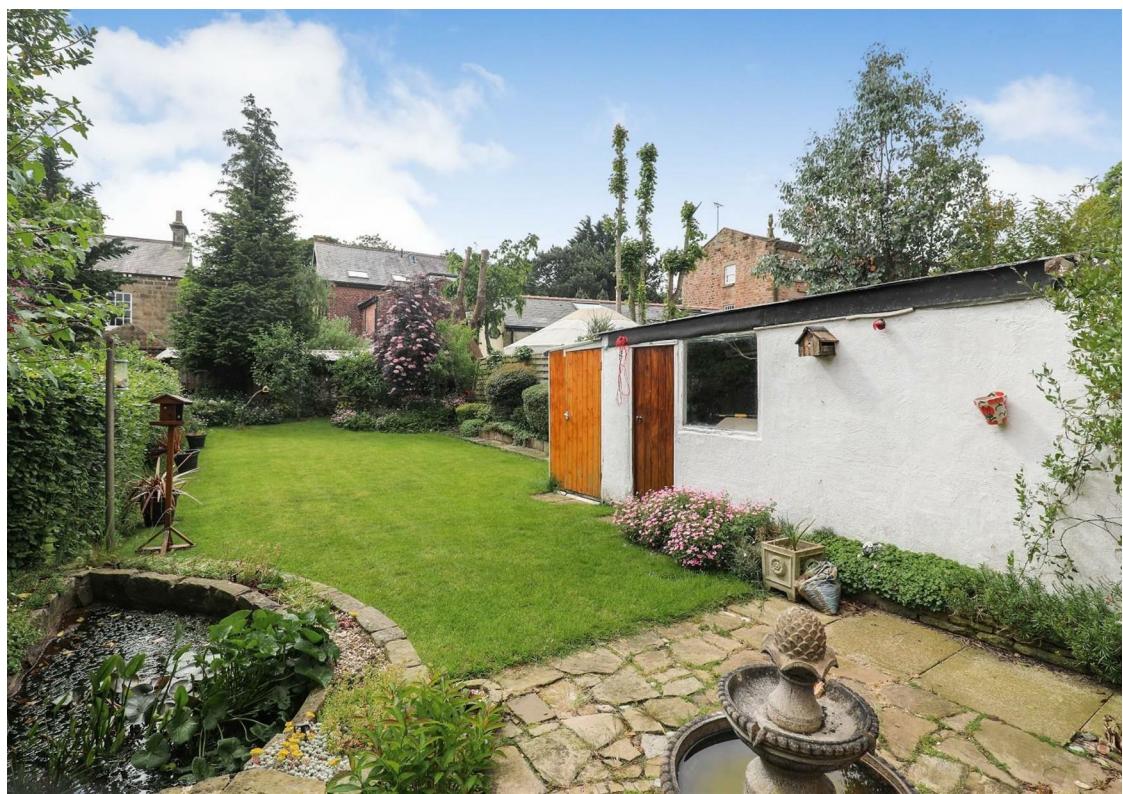
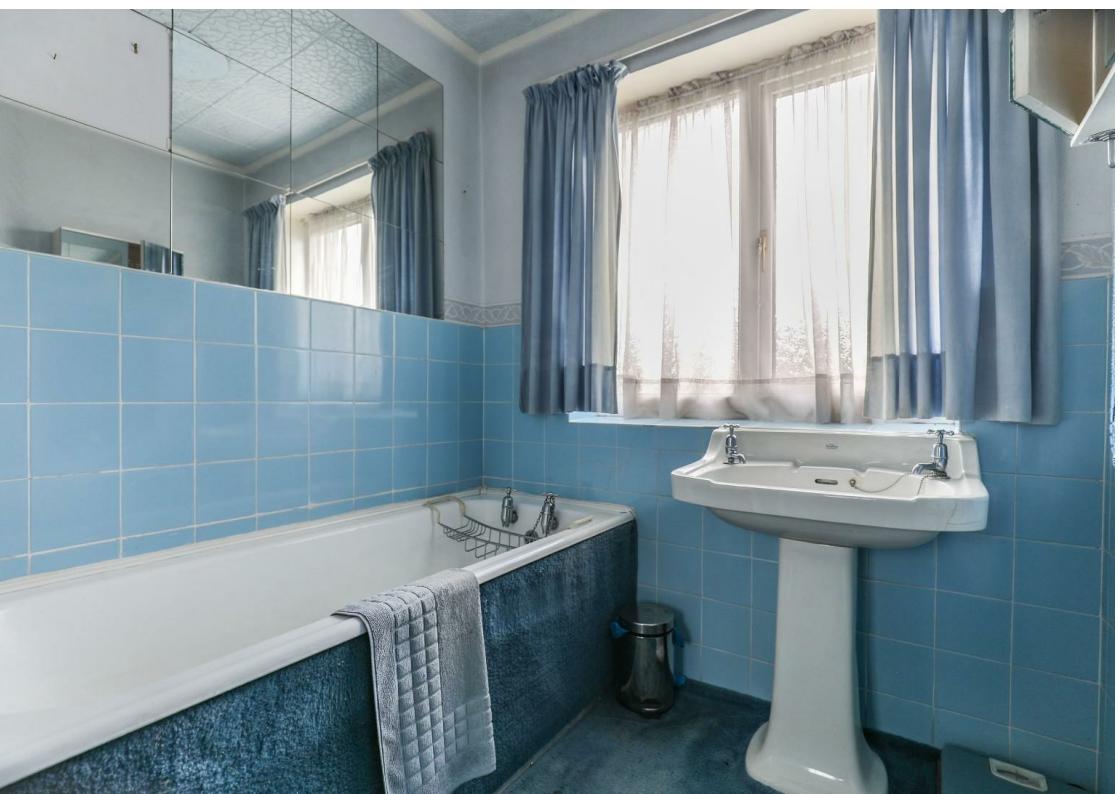
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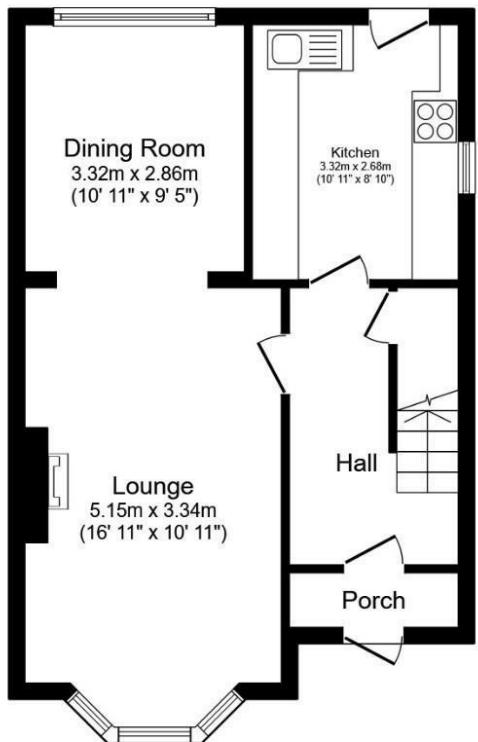
Material Information - Harrogate

Tenure Type: Freehold

Unregistered title

Council Tax Banding: C

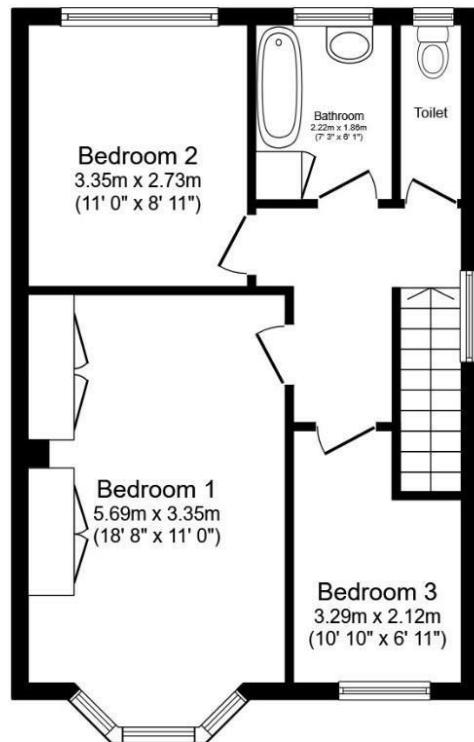




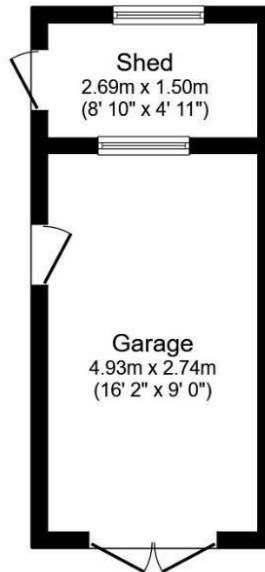
Ground Floor

Total floor area 115.0 sq.m. (1,238 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



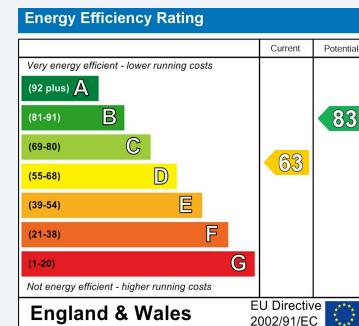
First Floor



Outbuilding

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.



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