



Fern Road, Harrogate, HG2 7TD

- TENANT IN SITU
- Bedroom one benefiting of en suite
- Excellent transport links
- Downstairs WC for convenience
- Early viewing highly recommended
- Two bedroom end terraced house
- Open plan lounge and diner
- Ideal investors, tenant in situ
- Fully boarded loft for extra storage
- Council Tax Band C

Offers Over £225,000



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DESCRIPTION

Located on Fern Road, this end terrace house presents an excellent opportunity for investors, with a tenant in situ. The property boasts two well-appointed bedrooms and two modern bathrooms, making it both practical and stylish.

Upon entering, you are welcomed into a spacious open-plan reception room, adorned with contemporary grey wood effect flooring that adds a touch of elegance. The double sliding doors seamlessly connect this space to the kitchen, featuring a high gloss finish and equipped with essential appliances, including an oven, gas hob, integrated fridge freezer, dishwasher, and a washing machine with a drying function. Completing the ground floor is a convenient WC and a storage cupboard, ensuring that every inch of space is utilised effectively.

As you ascend the staircase, you will find a bright and airy landing, enhanced by a vaulted ceiling and an electric skylight that floods the area with natural light. The two double bedrooms are thoughtfully designed, each fitted with modern grey wardrobes, while bedroom one benefits from an en-suite shower room. The high-spec family bathroom, complete with a shower over the bath and a large heated towel radiator.

For those in need of additional storage, the loft is fully boarded and accessible via a pull-down ladder, providing ample space for belongings. Outside, the property features an enclosed bike and bin store, equipped with electric lighting and useful shelving.



EPC

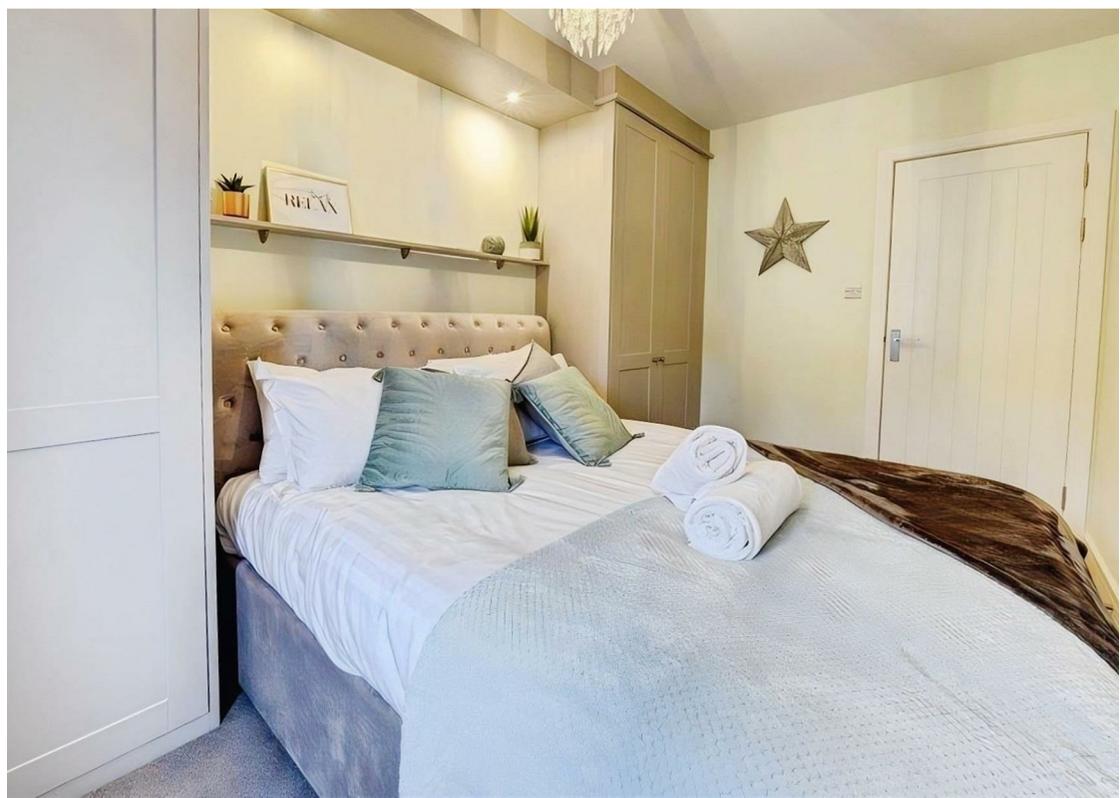
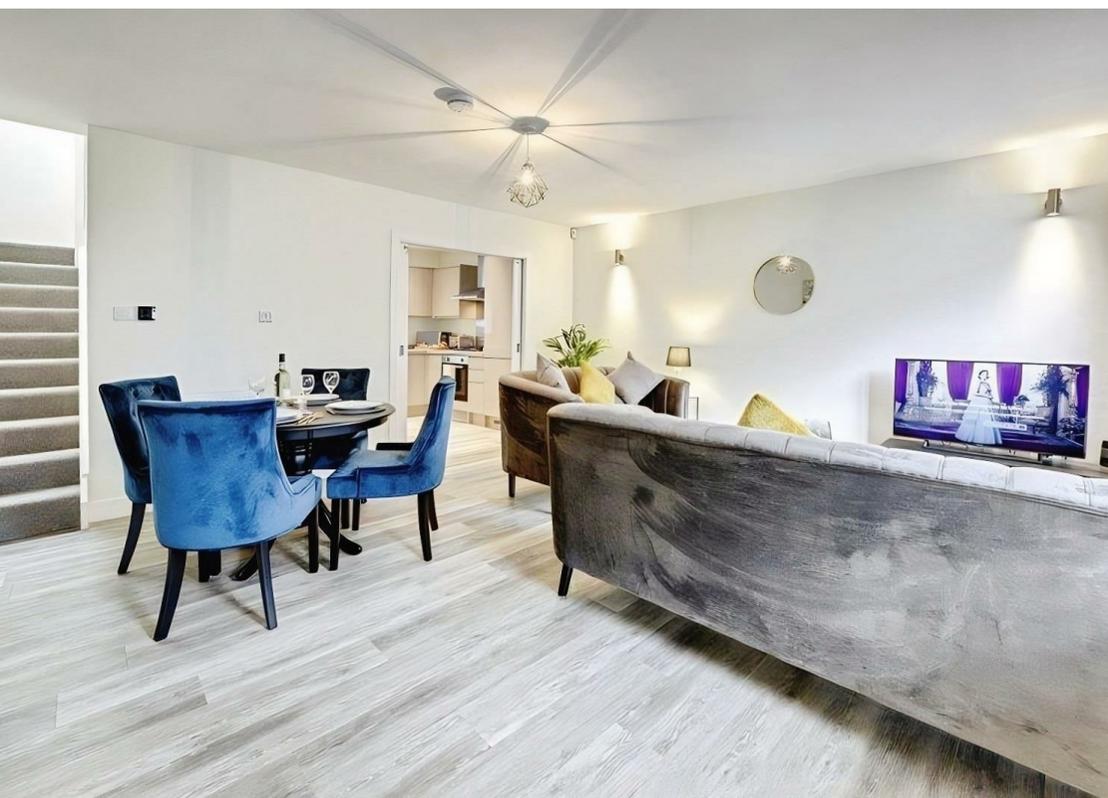
Energy rating B

This property produces 1.7 tonnes of CO2

Material Information - Harrogate

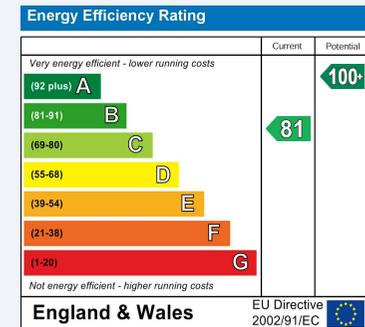
Tenure Type: Freehold

Council Tax Banding: C



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.

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Viewings

Please contact 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.



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