



Greenfields Drive, Harrogate, HG2 7BL

AMAZING FAMILY HOME | Extended & refurbished to a very high standard | Open plan modern dining kitchen with log burner | Attractive enclosed rear garden | Summer house with power & light | Modern house bathroom | Downstairs WC & utility cupboard | Viewing essential

Asking Price: **£285,000**



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DESCRIPTION

An opportunity to purchase a truly stunning three-bedroom semi-detached family home having undergone a programme of refurbishment to a very high standard, situated in this highly sought- after location within close proximity of a range of amenities.

Presented to a high standard throughout, the accommodation offers generous family living space throughout and comprises: Entrance hallway, lounge, open plan dining kitchen with integrated appliances, central island and log burner and bi-fold-doors, WC with utility cupboard, three first floor bedrooms and modern house bathroom.

To the outside is a low maintenance gravel garden to the front with a block paved driveway providing off road parking. Gated access leads to an attractive and enclosed rear garden with patio seating area, lawn area and sun terrace.

There is also the addition of a large summer house accessed via double doors with power and light and a large timber shed again with power and light.

To appreciate the accommodation on offer we strongly recommend an early viewing.



Entrance Hall

Accessed via UPVC entrance door, stairs to first floor, inset ceiling spotlights, laminate tile flooring, doors to:

Lounge

9'11" x 15'11" 2.78m x 4.61m

UPVC double glazed bay window to front elevation, feature floor to ceiling radiator, TV point.

Open Plan Kitchen Diner

18'1" x 15'11" 5.52m x 4.61m

Quality modern fitted range of wall and base mounted units with granite worktops over with inset four ring ceramic hob with extractor over, electric oven, inset microwave and integrated fridge freezer. Central island with granite worktop with inset stainless steel sink unit and mixer tap, integrated dishwasher, wine fridge and breakfast bar. Feature fire place with brick inner and log burner, inset ceiling spot lights, Bi-fold doors opening to rear garden and UPVC double glazed window to side elevation, two feature floor to ceiling radiators, laminate tile flooring, space for dining table, fitted cupboard, door to:

WC

Low level WC, sink unit with mixer tap, inset ceiling spotlights, laminate tile flooring. Utility cupboard with plumbing and space for washing machine.

First Floor Landing

With glass balustrade, inset ceiling spotlights, loft access with ladder and light, doors to:

Bedroom One

10'0" x 15'11" 3.05m x 4.61m

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

Bedroom Two

9'0" x 10'4" 2.74m x 3.17m

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

9'7" x 5'5" 2.96m x 1.68m

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mixer tap, shower over and glazed screen, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled walls and floor, inset ceiling spotlights, extractor fan, UPVC double glazed window to side elevation.

Outdoor Space

A low maintenance gravel garden to the front of the property with a block paved driveway providing off road parking. Gated access leads to an attractive enclosed rear garden with large Indian stone patio area, lawn area and sun terrace seating area. Large timber shed with power and light. Electric points in both front and rear gardens.

Summer House

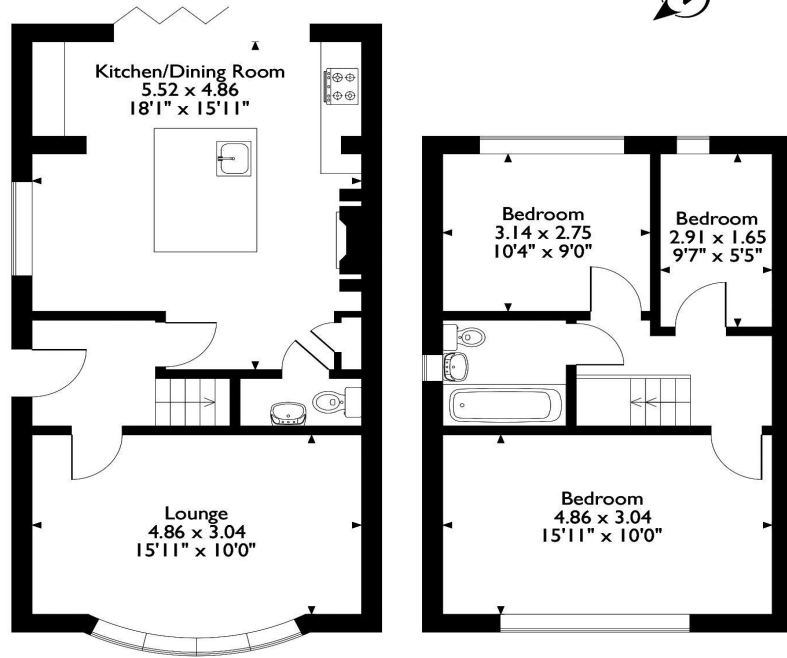
Access via double doors with glazed windows to front and side elevations, power and light laid on.

EPC

Environmental impact as this property produces 5.2 tonnes of CO2.



5 Greenfields Drive, Harrogate
Approximate Gross Internal Area
86 Sq M/919 Sq Ft



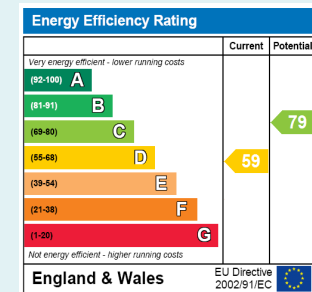
Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.



DISCLAIMER

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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01423536222

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX



harrogate@hunters.com



OPENING HOURS

9am - 5.30pm Monday to Friday, Saturday 9am
-3.30pm and Sunday 11am - 2pm

