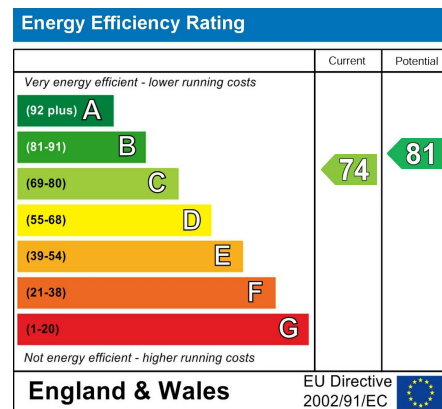


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed up Otley Road and turn right into Harlow Moor Road. Continue ahead into Cornwall Road which merges into Penny Pot Lane and then turn right into Youngs Drive and right again into Evelyn Court where the property is the first on the left.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers In The Region Of £695,000

1 Evelyn Court, Harrogate, HG3 2GD

4 Bedroom House - Detached

A very well presented four bedroomed detached family home which has been beautifully updated and finished to a high standard offering flexible living accommodation throughout and benefitting from a superb location on the outskirts of Harrogate. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
 Telephone: 01423 501 201
 info@hopkinsons.net

Description

With gas fired central heating and double glazing throughout the living accommodation comprises; entrance hall, useful understairs cupboard, downstairs w/c, bay fronted lounge, open plan dining kitchen creating a superb entertaining space with double doors out onto the patio. The modern fitted kitchen includes water based underfloor heating, Quartz worktops, space for an American fridge freezer, integrated dishwasher, Bosch microwave, Zanussi double ovens which are at eye level, Bosch induction hob and an instant hot water tap. There are then double doors which lead into the second reception/sitting room which is currently used as a play room.

On the first floor the landing leads to the master bedroom with fitted wardrobes and ensuite shower room with walk in shower, w/c and hand basin with a useful storage cupboard. Second double bedroom with ensuite shower room with walk in shower, w/c and hand basin. Third double bedroom with fitted wardrobes and a good sized fourth bedroom, again with fitted wardrobes, modern house bathroom with shower over the bath, w/c and hand basin. There is also a useful storage cupboard on the landing and additional storage available in the loft space.

Outside to the front of the property is a lawn, newly paved pathway leading to the front door, driveway offering off street parking for two vehicles and leading to the double garage measuring 24' x 16'3 with power and lighting. To the rear is a fully enclosed garden with two patio area, one to the rear and one to the side, offering a pleasant seating areas and a good sized lawn with well stocked flower beds.

