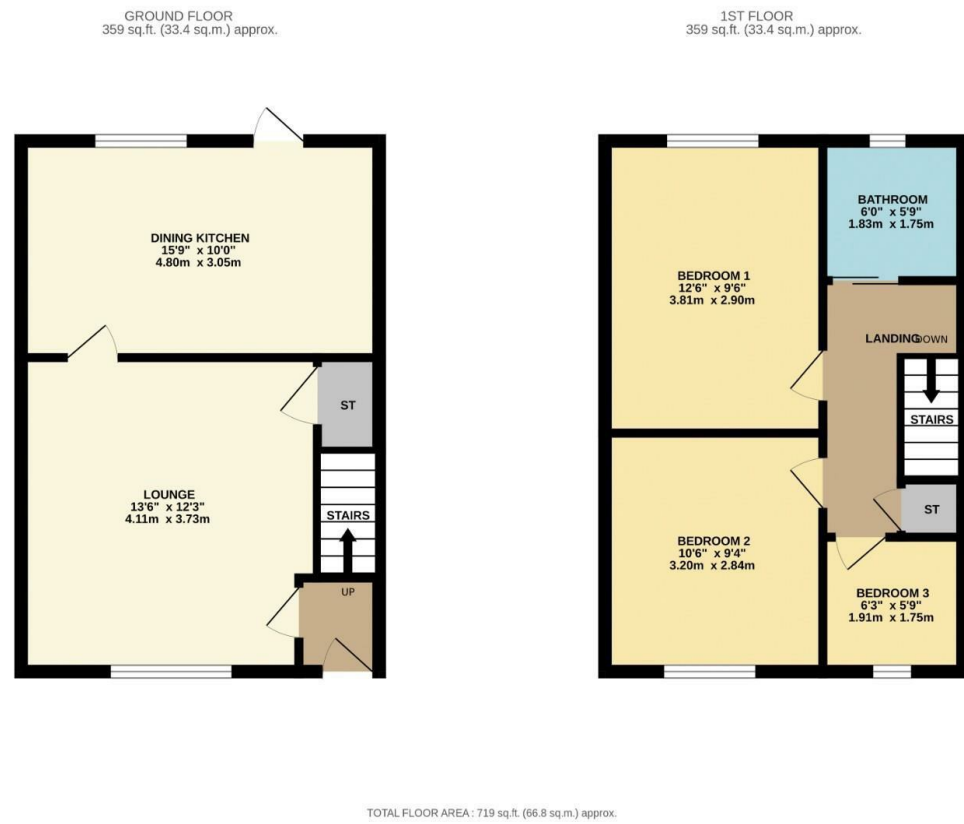
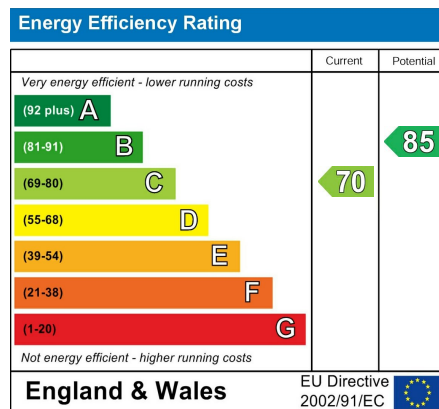


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road and at the Woodlands traffic lights turn left onto Hookstone Chase. Proceed down Hookstone Chase and straight over the roundabout and turn right into Sherwood Drive and follow the road down the hill and round to the left where the property will be found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C 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.



£315,000

80 Sherwood Drive, Harrogate, HG2 7HF

3 Bedroom House - Semi-Detached

An immaculately presented three bedroom semi detached home which has been recently updated to a high standard, offering well proportioned living accommodation and benefiting from a superb location with a range of amenities and transport links close by. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

With double glazing and a Worcester Bosch gas central heating boiler which was installed two years ago the living accommodation comprises; Entrance hall leading into the spacious lounge with a feature fireplace housing an electric fire and there is a useful understairs storage cupboard, a stunning dining kitchen with modern fitted units, quartz worktops, Bosch four ring gas hob, Bosch eye level double oven, integrated Bosch appliances including a washing machine, dishwasher, fridge freezer and a door leading out to the back garden.

On the first floor the landing leads to the spacious master bedroom, a great sized second double bedroom, third bedroom and a luxury modern house bathroom which has recently been updated to a very high standard that includes a shower over the bath with wall mounted controls, w/c, hand basin and vanity unit. There is also a useful storage cupboard on the landing and additional storage in the loft space.

Outside to the front of the property is a large paved driveway offering off street parking for multiple vehicles and leading to the single garage with dimensions of 18'6"x 8'3". To the rear of the property is a private and landscaped garden with a great sized patio area which creates a brilliant entertaining space for barbecues and a pleasant seating area, there's also a lawn, flowerbeds and gravelled area to the back of the garden where there is another seating area catching the last of the days sun.

Benefitting from a superb location on the South East side of Harrogate with great commuter links to the Harrogate by-pass and A1M, rail links between Harrogate, Knaresborough Leeds and Harrogate. There are a wide range of shops, supermarkets, Primary Schools close by and within walking distance, along with parks and countryside walks.

