



Energy Performance Certificate



Directions

Proceed down Bilton Lane and turn left into Crab Lane and proceed down into Bachelor Gardens where Wainfleet Road is turning to the right. The property is located at the top on the left-hand side.

Council Tax Band 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.



£300,000

37 Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED 3 Bedroom Bungalow - Semi Detached

A beautifully presented extended three bedroom semi detached bungalow occupying a prime near head of cul-de-sac position in a popular residential location.

No chain involved.



HOPKINSONS

ESTATE AGENTS

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Description

With gas fire central heating and replacement windows with triple glazing on the north side. The property features accommodation on one level that briefly comprises; Reception hall with useful opening storage cupboard. Spacious lounge with far reaching views and handmade storage cupboards with a central log burning stove.

There is a modern fitted kitchen with integrated appliances with a conservatory to the rear that overlooks a pretty garden.

There are three bedrooms, one of which is utilised as a study/dining room and the largest of which has fitted wardrobes with access to the rear private garden area. The rear garden features a beautiful herb garden and the front garden features over 40 different plants which have been designed to create a colourful fore garden.

From the hallway there is a pull down ladder that gives access to a useful storage loft with a Worcester Combi boiler. The loft has been fully boarded out and has potential to convert it to additional living space. There is also useful storage under the house which has access to a large void under the property but also has power and lighting.

The property is located off Bachelor Gardens in the popular Bilton area of Harrogate. Nearby there are shops which cater for most nearly daily needs and a there is a bus service.

