Lister Haigh

EST. 1919

- Rural Consultants
- Land & Development
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- Architectural



70 Kingsley Road, Harrogate

An immaculately presented and sympathetically extended family home providing very well-presented accommodation, together with delightful gardens and located in this convenient residential area with a wide range of amenities close by.

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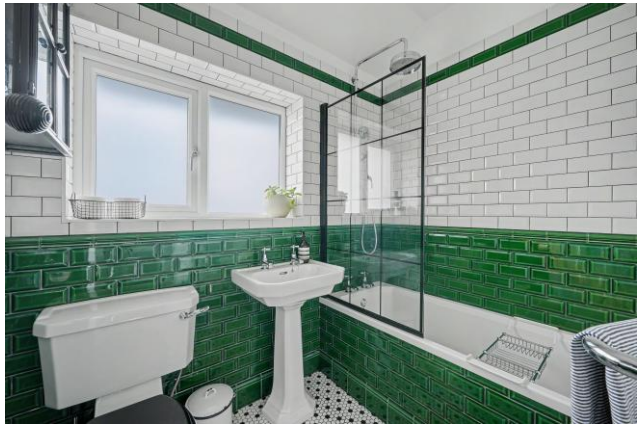
70 Kingsley Road, Harrogate, HG1 4RD

Harrogate town centre 2 miles, Leeds 18 miles, York 21 miles (all distances approximate)

Guide Price: £375,000

- An attractive and extended family home
- Immaculately presented modern accommodation
- Delightful & private mature gardens
- Sought after location close to a wide range of amenities







General remarks

THE PROPERTY

70 Kingsley Road is an attractive family home that is believed to date from the 1930's, and has been cleverly extended to provide very well-presented accommodation, very much designed for modern living which has a sitting room to the front of the house and a dining room opening with an archway opening to the adjoining living kitchen which has both a kitchen and sitting area with French doors to the raised decked area at the rear and gardens below. To the first floor, there are three bedrooms and a modern house bathroom.

OUTSIDE

To the front of the property there is a lawned garden with tall hedging and private parking. Access to the side of the house leads to the rear where there are very well maintained and presented gardens enjoying considerable privacy and comprising of a raised decked area accessed directly from the kitchen and steps down to the shaped lawned area with mature borders and a further gravelled area ideal for outdoor entertaining.

LOCATION

The property is located in an established residential area of Harrogate surrounded by a similar property. It offers good access to a wide range of amenities nearby including local shops, pubs, schools and a railway station providing regular direct services to York & Leeds.

Floorplans

70 Kingsley Road, Harrogate, HG1 4RD

Approximate Gross Internal Area
Ground Floor = 664 sq ft / 61.7 sq m
First Floor = 452 sq ft / 42.0 sq m
Total = 1116 sq ft / 103.7 sq m

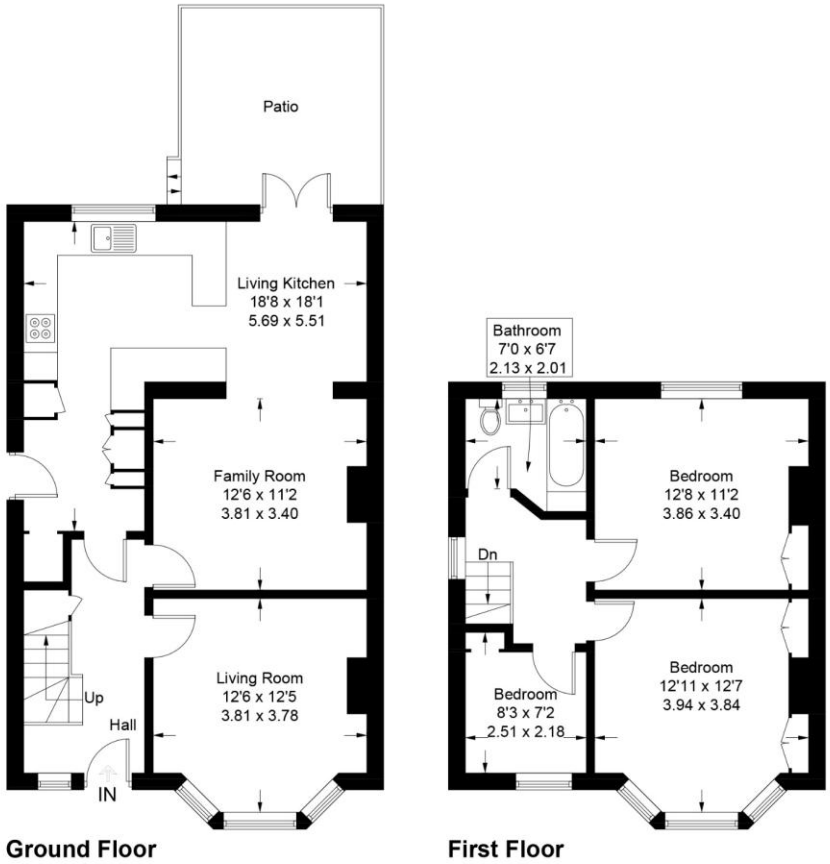
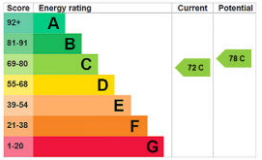


Illustration for identification purposes only, measurements are approximate, not to scale.

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Dacres Surveys
Call for a quote
01943 885 400

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JUN 23
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Contact us

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sales@listerhaigh.co.uk

Directions

DIRECTIONS

Postcode: HG1 4RD

What3Words: ///speeded.plug.crashing

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water and drainage. Gas central heating.
- Driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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