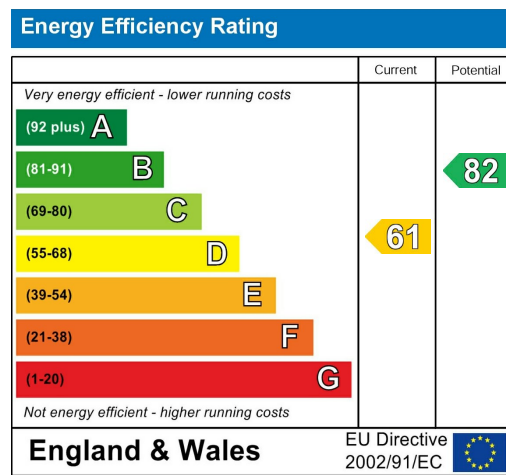


Floor Plan



Energy Performance Certificates



Directions

From the Empress roundabout proceed along the A59 Skipton Road and turn left into Westmoreland Street and left into Regent Parade. Continue into Park Parade and turn right into Christchurch oval and turn left into the oval where the property will be found on the left.

Council Tax Band E 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.



£425,000

1 Christ Church Oval, Harrogate, North Yorkshire, HG1 5AJ 3 Bedroom House - Townhouse

A fantastic four bedroomed end of townhouse offering spacious living accommodation over three floors benefitting from a superb corner plot and a central location within walking distance to the Stray and Harrogate town centre's wide range of amenities, restaurants, bars and transport links. 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 the living accommodation comprises; entrance hall with a useful under stairs storage cupboard, a good sized fourth bedroom or study, downstairs w/c, utility room with plumbing for a washing machine and space for a tumble dryer.

On the first floor the landing leads to the lounge with a feature fire place and two windows looking out onto Christ Church Oval, separate dining room, kitchen with a gas cooker and space for an under counter fridge. A few of the surrounding properties have knocked through from the kitchen to the dining room to create an open plan dining kitchen which is an option subject to building regulations.

On the second floor the landing leads to the Master bedroom, second double bedroom, third double bedroom and house bathroom with shower over the bath, w/c, hand basin and an airing cupboard.

Outside to the front of the property there is a driveway offering off street parking for multiple vehicles and leads to the single garage (measuring 18'9" x 8') and an integral door into a store room (measuring 6'9 x 8) which houses the gas central heating boiler and offers additional storage. To the side of the property is a large gravelled area and newly laid lawn with a side path leading to the rear garden. To the rear is a fully enclosed garden with a south west facing patio, good sized lawn, newly laid decking which creates a lovely seating area and well stocked flower beds.

