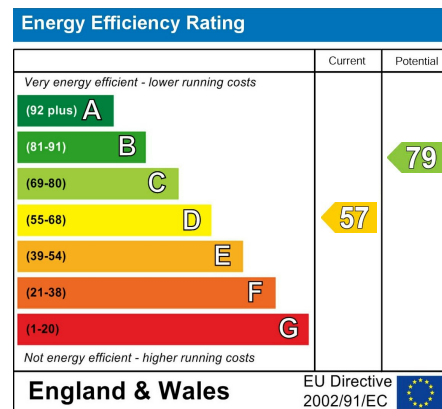


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main A61 Leeds Road. Norfolk Road is a turning to the right where the property is easily found on the left clearly marked by a Hopkinsons for sale board.

Council Tax Band F 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.



£850,000

11 Norfolk Road, Harrogate, HG2 8DA

5 Bedroom House - Semi-Detached

A spacious character three floored semi detached family home offering five bedrooms and a south facing rear garden located on the popular south side of Harrogate close to schooling options and amenities. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

The property features a Worcester gas fired central heating boiler and replacement double glazed windows and briefly comprises; Entrance porch, reception hall, guest cloakroom, bay fronted lounge, dining room with connecting kitchen. There is a separate shower room to the left and a separate toilet to the right. There is a spacious sitting room that connects to a conservatory overlooking the rear south facing garden.

At first floor there is a spacious landing with four double bedrooms, a storage cupboard, separate toilet, and a linen cupboard that is located adjacent to the family bathroom. On the second floor there is a further double bedroom/study.

Outside there is ample off street parking that leads to a 29 foot long tandem garage. The garden at the rear is enclosed and features a shaped lawn with borders, shrubs and pleasant sitting areas.

The property stands on one of Harrogate's more sought after roads on the favoured south side of the town. A short walk away there are shops that cater for most daily needs. Beyond there is Hornbeam railway station offering the traveller and commuter quick access into Harrogate York, Leeds and London.

A short walk away there is the Marks and Spencer food hall and school options for those of primary age. Beyond, there are additional secondary school opportunities. Harrogate is a popular destination that features Bettys tea rooms and a whole host of bars, restaurants and shopping options.

