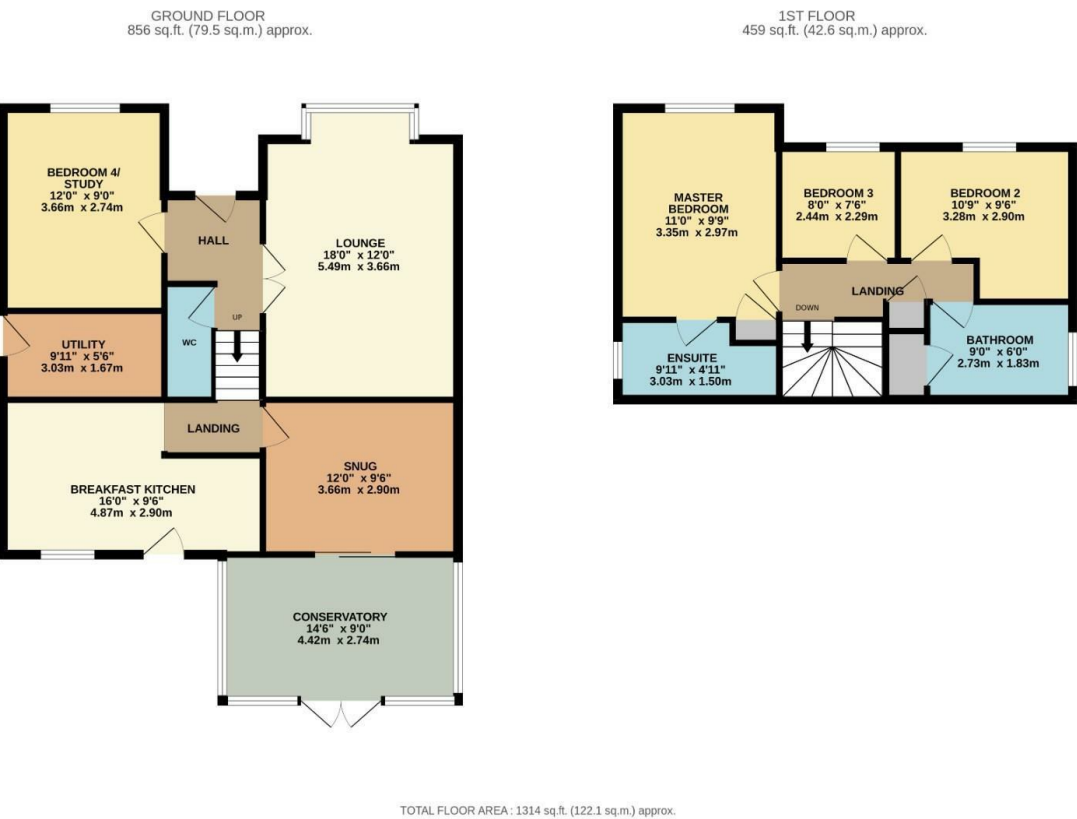
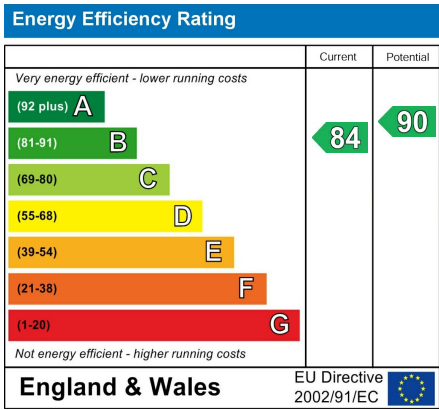


Floor Plan



Energy Performance Certificate



Directions

Proceed from our offices down Parliament Street and into Ripon Road. Turn left into Jennyfield Drive. Turn left onto Saltergate Drive and third left into Sweet Briar where the property is easily found on the right hand side marked by a Hopkinsons For Sale board.

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

10 Sweet Briar, Harrogate, HG3 2NX

3 Bedroom House - Detached

A beautifully presented detached house offering extended living accommodation which is flexibly arranged located in a quiet cul de sac in a popular near town centre position. NO ONWARD CHAIN.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

This beautifully presented property has recently been redecorated and features new carpets and briefly comprises with replacement double glazed windows and gas fire central heating; Reception hall, guest cloakroom/WC. Spacious lounge with an inset feature log burning stove. There is a spacious study which is currently arranged as bedroom four.

Property also features a modern Fitted breakfast kitchen with integrated five ring gas hob and fan assisted oven. There is space for a fridge freezer, washing machine and dishwasher. A main feature of this charming property are the two interconnecting rooms that currently offer a snug with sliding door to centrally heated double glazed conservatory which overlooks the rear gardens, ground floor bedroom four /office. At first floor, there is a master bedroom with fitted wardrobes and an ensuite shower room. There are two further double bedrooms and a house bathroom with shower over the bath.

Outside there are well kept shaped lawned gardens with flowerbed borders. There is an enclosed side path that leads to a useful externally approached utility area with a Worcester boiler. The property offers off-street parking to the front, and benefits from solar panels with Feed in Tariff

It is well placed for those who may require access to a local bus service or indeed into Harrogate whether our excellent schools shops and recreational opportunities. In the immediate area there is a supermarket and a David Lloyd health spa.

