







Beningborough Drive, Harrogate , HG3 2UN

- No onward chain
- Situated on a quiet cul-de-sac
- Front-facing lounge overlooking the green
- Off-street parking and detached garage
- Bright sun room overlooking the south-facing garden
- Detached family home
- Three well-proportioned bedrooms
- High-quality fitted kitchen with integrated appliances
- Boarded loft with pull-down ladder for storage

HUNTERS®
HERE TO GET *you* THERE

Guide Price £350,000

Beningborough Drive, Harrogate , HG3 2UN

DESCRIPTION

No Onward Chain. Situated on the cul-de-sac of Beningborough Drive in Harrogate, this detached family home offers well-proportioned accommodation arranged over two floors, with three bedrooms.

The property opens into an entrance hall, with a front-facing lounge overlooking the green. From here leads to a high-quality fitted kitchen-Diner with integrated appliances and soft-closing cupboard doors. The kitchen leads into a bright sun room overlooking the enclosed, south-facing rear garden, which features a seating area, spacious summerhouse and pond, providing a pleasant additional space to relax.









To the side of the property, there is off-street parking leading to a detached garage, which also provides ample storage space with heated green house. To the front there is further on street parking.

To the first floor are three bedrooms, with the third currently being used as an office but offering sufficient space for a single bed. There is also a well-presented bathroom with a bath and shower over.

Further benefits include a boarded loft space with pull-down ladder, providing useful additional storage.

The house is offered with no onward chain and is conveniently located for local amenities, schools, supermarkets and transport links, while being situated within an established residential area.

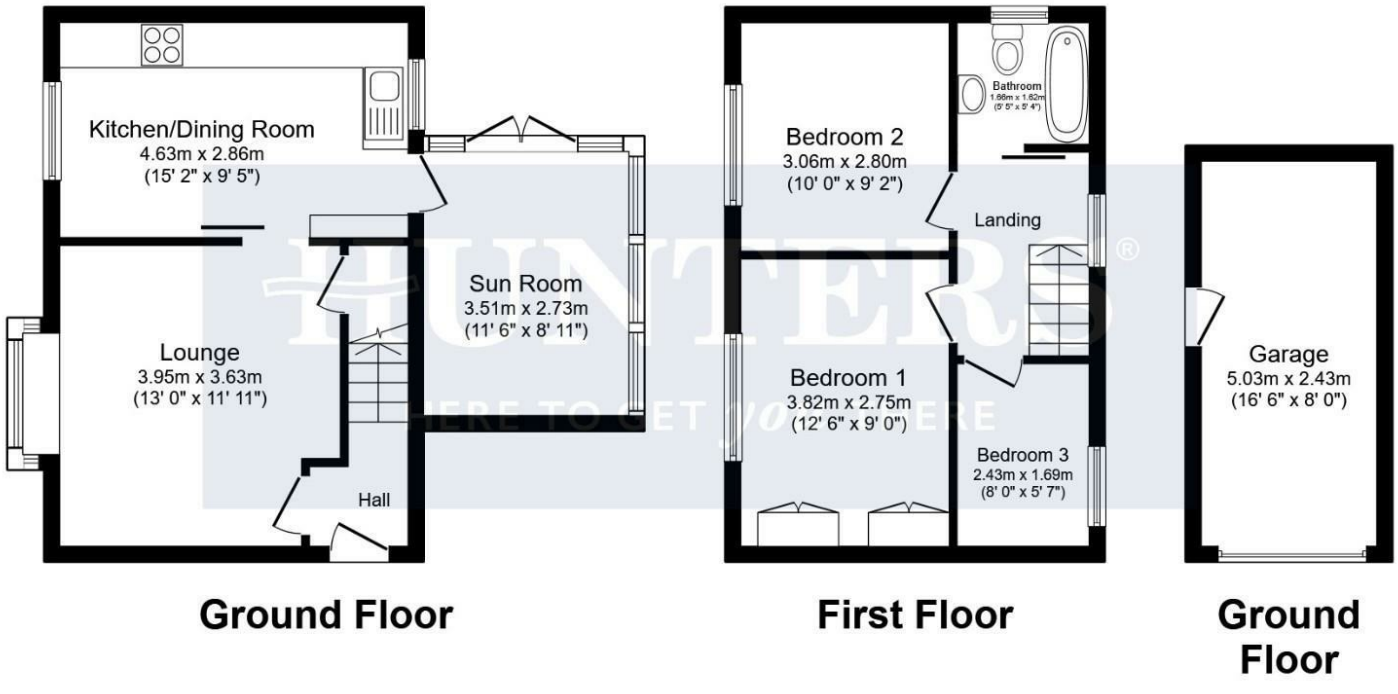
Overall, the property provides practical and well-presented family accommodation.











Total floor area 87.5 sq.m. (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

HUNTERS® HERE TO GET *you* THERE

Viewings

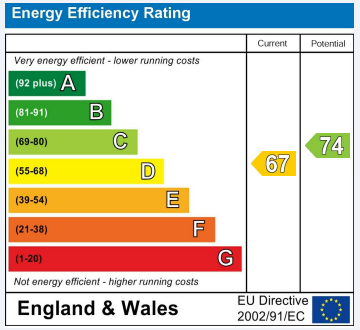
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

HUNTERS® HERE TO GET *you* THERE