21 Plompton Drive, Harrogate, North Yorkshire, HG2 7DS

£275,000

21 Plompton Drive, Harrogate, North Yorkshire, HG2 7DS

A superb three-bedroom brick-built semi-detached house enjoying a popular and established position to the south side of Harrogate, well placed close to excellent amenities and just a five-minute walk from open countryside.

Whilst the property, which has the benefit of gas central heating and uPVC double glazing, does now need some cosmetic improvement / modernisation. Offered for sale with no onward chain.

GROUND FLOOR
ENTRANCE VESTIBULE
uPVC front entrance door. Leads to –

ENTRANCE HALL
With cloaks cupboard and under-stairs cupboard.

LOUNGE
Bay window to front and gas fire. Sliding double doors to –

DINING ROOM
With patio doors to the rear garden.

KITCHEN
Having a range of matching wall and base unit and stainless-steel sink. Plumbing for washing machine and dishwasher. Window to rear and side entrance door.

FIRST FLOOR
LANDING
With access to roof void.

BEDROOM 1
Window to front.

BEDROOM 2
Window to rear and built-in wardrobes.

BEDROOM 3
Window to front and built-in wardrobes.

BATHROOM
Coloured suite comprising bath with electric shower above, and pedestal washbasin. Window to rear.
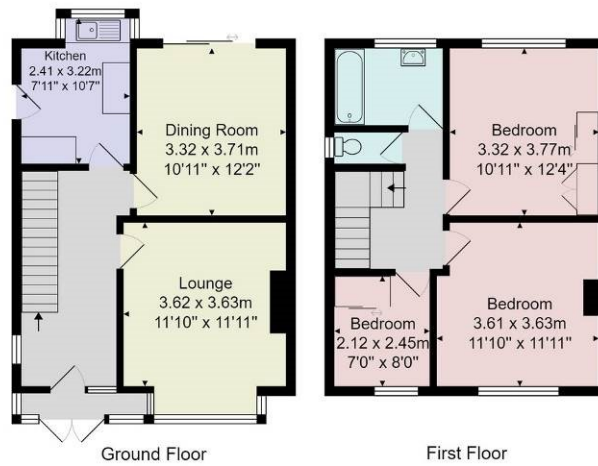
SEPARATE WC
Window to side and low-flush WC.

OUTSIDE
A driveway leads to a single garage. Lawned garden with planted borders.

Tenure - Freehold

Council Tax Band - C

Floor Plan

Ground Floor

Kitchen
2.41 x 3.22m
7'11" x 10'7"

Dining Room
3.32 x 3.71m
10'11" x 12'2"

Lounge
3.62 x 3.63m
11'10" x 11'11"

First Floor

Bedroom
3.32 x 3.77m
10'11" x 12'4"

Bedroom
3.61 x 3.63m
11'10" x 11'11"

Bedroom
2.12 x 2.45m
7'0" x 8'0"

Total Area: 91.4 m² ... 984 ft²
All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

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