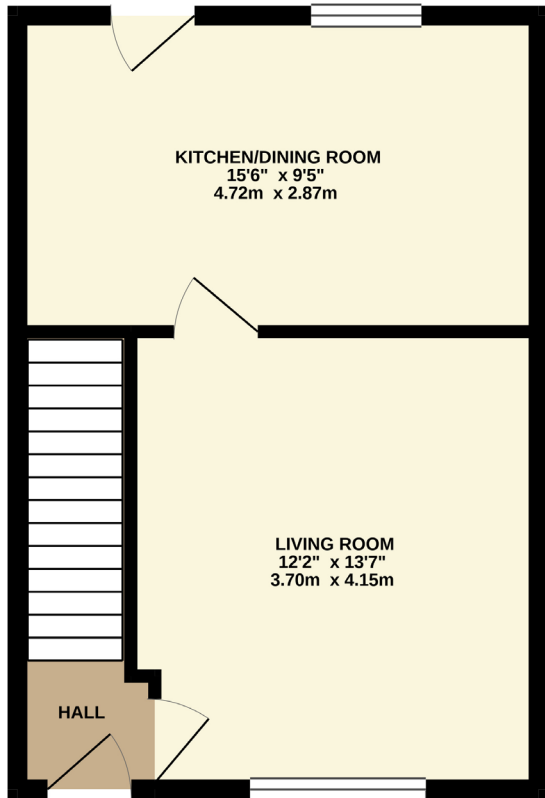
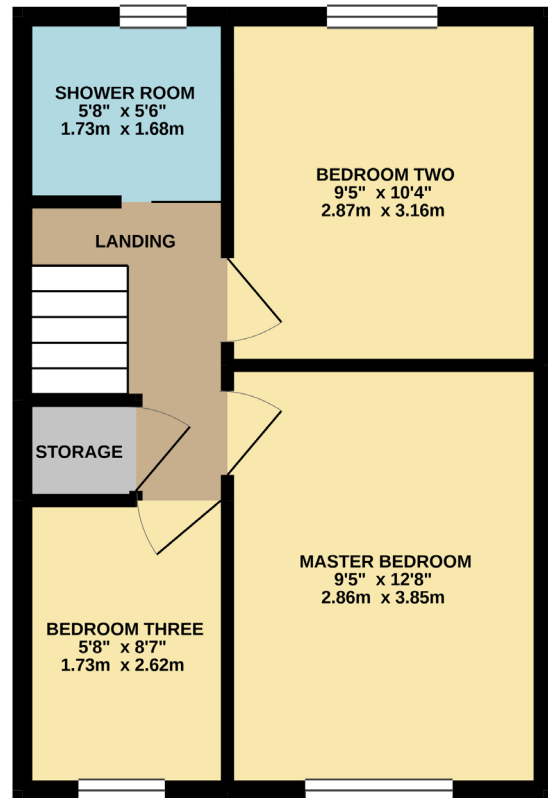


GROUND FLOOR
357 sq. ft. (33.1 sq. m.) approx.



1ST FLOOR
357 sq. ft. (33.1 sq. m.) approx.



TOTAL FLOOR AREA : 714 sq. ft. (66.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**39 DELAMERE CRESCENT
HARROGATE**

£269,950

An extremely well presented, brick-built, semi-detached property situated within this popular residential location and forming part of a quiet neighbourhood.

Closely situated near to local supermarkets, shopping parades and schools, the property is also within easy reach of the Starbeck rail link. The property is positioned midway between the town centre of Harrogate and the lovely market town of Knaresborough (2.5 miles), adjacent to open farmland, well placed for access to the A1, M1 and M62, and is easily commutable to York (20 miles) and Leeds (15 miles).

The property has been well maintained throughout and has the benefit of double glazing, gas central heating and easy, maintainable flagged courtyard and rear garden.

In brief the accommodation comprises: Entrance vestibule, living room, kitchen with dining area, three bedrooms and a shower room.

Outside to the front of the property is a flagged forecourt garden with flowering borders and a tarmac driveway with ample parking for up to three vehicles, leading to a detached garage with up-and-over door. To the rear of the property is an enclosed flagged courtyard with timber boundary fencing and summerhouse.

3 Bedrooms

1 Reception Room

1 Bathroom

Off-street Parking & Garage

DIRECTIONS - HG2 7HG

From Harrogate town centre take Station Parade and turn left onto York Place. At the Empress roundabout take the third exit onto Wetherby Road, A661. At the traffic light junction turn right onto Hookstone Chase. Go straight on at the mini roundabout and turn right onto Sherwood Drive. Turn left onto Delamere Crescent.

COUNCIL TAX

The property has been placed in band C.

TENURE

The tenure of the property is freehold.





EPC RATING: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	3 miles
Railway Station	1 miles
Bus Route	0.2 miles
Airport	13.4 miles