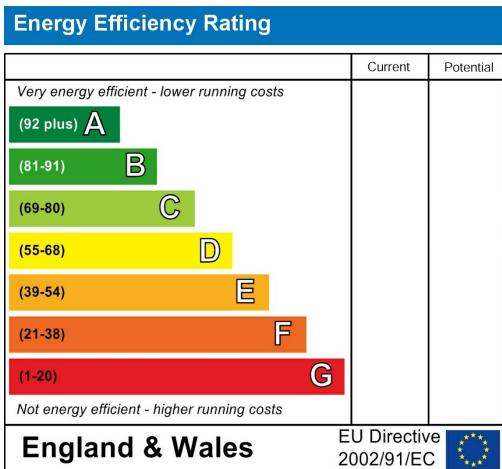


Floor Plan



Energy Performance Certificates



Directions

From the Empress roundabout proceed along Skipton Road (A59) and turn right onto Bilton Lane. Proceed along Bilton Lane and turn left into Hall Lane and follow the road round to the right onto Tennyson Avenue. Turn left into Burns Way and follow the road to the left where the property is found on your left hand side.

Council Tax Band D 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.



£345,000

17 Burns Way, Harrogate, North Yorkshire, HG1 3NA

3 Bedroom House - Detached

An immaculately presented three bedoomed detached house featuring an enclosed rear garden located in a quiet cul de sac in a popular location close to the Nidd Gorge.



HOPKINSONS
ESTATE HAGENTS

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

Description

Internal inspection strongly recommended.

With gas fired central heating and replacement double glazed windows the property briefly comprises: Entrance porch, delightful lounge with feature living flame gas fire, dining room with sliding patio doors to the rear garden.

There is a well presented kitchen with space for appliances.

The side hall offers access to a guest cloaks/wc and integral single garage with a Worcester combination boiler that is 6 years old.

At first floor there is a useful airing/storage cupboard with a radiator. The largest bedroom offers a good range of fitted wardrobes and an en suite shower room.

There are two further bedrooms one with fitted wardrobes.

The house bathroom is a very well presents three piece suite.

Outside there is off street private parking. A side path leads to a smartly presented south east facing rear garden with shaped lawn and flower bed borders .

