



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate down Parliament St and along Ripon Road. Pass GC Motors and at the next roundabout turn right up Skipton Road. Turn right onto Coppice Way where the property is easily found on the right hand side marked by a Hopkinsons for sale board.

Council Tax Band C 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.



Offers In The Region Of £239,500

36 Coppice Way, Harrogate, Yorkshire, HG1 2DQ

2 Bedroom Bungalow - Semi Detached

A two bedroomed semi detached bungalow which is in need of some modernisation offers well proportioned living accommodation throughout and it situated on a generous wide plot with a good sized garage and also benefits from elevated long-distance views to the rear with a good location having amenities and a regular bus service close by. NO ONWARD CHAIN.



HOPKINSONS
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Description

The living accommodation with electric storage heaters briefly comprises: reception hall spacious lounge with feature fireplace, fitted kitchen with eye level double oven, electric hob and integrated appliances.

There are two good sized double bedrooms, one of which has patio doors leading out onto the decking and rear garden. There is also a house shower room with walk in shower, w/c and hand basin. There is also a good sized loft space which could be converted into additional living accommodation subject to planning permission and current building regulations.

Outside the property features a wide driveway which provides parking for a good number of cars. There is a single detached garage 20ft x 8ft with an up and over entrance door. At the rear and forming a main feature of this property is the spacious lawned garden which features a large decked patio area offering a great entertaining space where there are stunning far-reaching views over Harrogate and beyond.

The property is situated in a convenient near town centre position and is offered with no chain involved. There are a wide range of local amenities and shops close by including a regular bus service into Harrogate town centre. There are also a good variety of primary schools within walking distance.

