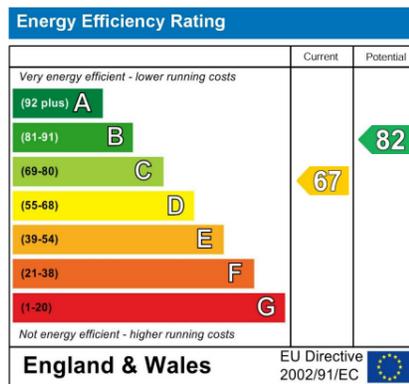


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main Ripon Road. Turn right into Coppice Avenue and second, left into Coppice Way and first right into Coppice Rise where the property is easily found on the right hand side marked by Hopkinsons for sale board.

Council Tax Band 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.



£275,000

4 Coppice Rise, Harrogate, Yorkshire, HG1 2DP

3 Bedroom House - Semi-Detached

**An extremely well presented double glazed and centrally heated three bedroom semidetached house with low maintenance gardens located in a popular residential position. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

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Property briefly comprises with block paved hardstanding to the front replacement entrance door to reception hall. 25 foot long lounge that incorporates a dining area, modern fitted kitchen with a 4 ring gas hob, double electric oven and space and plumbing for washing machine.

At first floor, there are two double bedrooms, each with fitted mirror faced wardrobes and a single bedroom/study with a useful storage cupboard. There is a modern fitted updated house bathroom. Additionally, there is a pull-down aluminium ladder that provides useful carpeted storage to the second floor. Paragraph outside of the rear. There is a matching block paved patio and a low maintenance Astroturf garden area.

The property is located in a convenient near town centre position between Ripon Road and Skipton Road .Nearby there is a primary school and shops that cater for most daily needs.

Internal inspection strongly recommended.

