



Guide Price £235,000

- NO ONWARD CHAIN
- Attractive cottage style home
- Two reception rooms
- Three family bedrooms
- Enclosed gardens / garage
- Popular community
- Close to shops, supermarkets and schools

9 Omega Street, Harrogate, North Yorkshire, HG1 2BZ

An attractive cottage style three bedroom mid-terrace home with larger than average rear gardens and garage, located in a continually popular North Harrogate community close to amenities and public transport.

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General remarks

With rendered and brick elevations under a slate roof and benefitting from and double glazing, this attractive mid-terrace home is an ideal opportunity for first time buyers and those seeking to downsize within this continually popular neighbourhood.

An attractive sitting room with window overlooking front gardens and a feature fireplace opens into a well-appointed kitchen having a range of fitted cabinets and leading in turn to a light and spacious garden room / conservatory.

On the first floor there are two double and a single family bedroom, the latter of which also lends itself to office space, and these are served by a house bathroom.

Forecourt style front gardens are laid out with ease of maintenance in mind whilst to the rear there is a larger

than average garden with ornamental pathways having flowering borders and leading to a detached garage (18'9" x 8'3"), also providing potential home office / workshop space.

For the buyer seeking ease of access to local amenities, primary school and shops/supermarkets as well as public transport into the town centre, this is an excellent setting. There is a strong community spirit and a wide range of recreational facilities including the local swimming baths / spa.

Directions

Proceed out of Harrogate on Ripon Road and after passing Chevin Cycles take the second right on to Omega Street where the property will be found on the left hand side.

what3words inviting.pranced.kite

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, gas and water with storage heaters
- Garage accessed via rear private lane

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

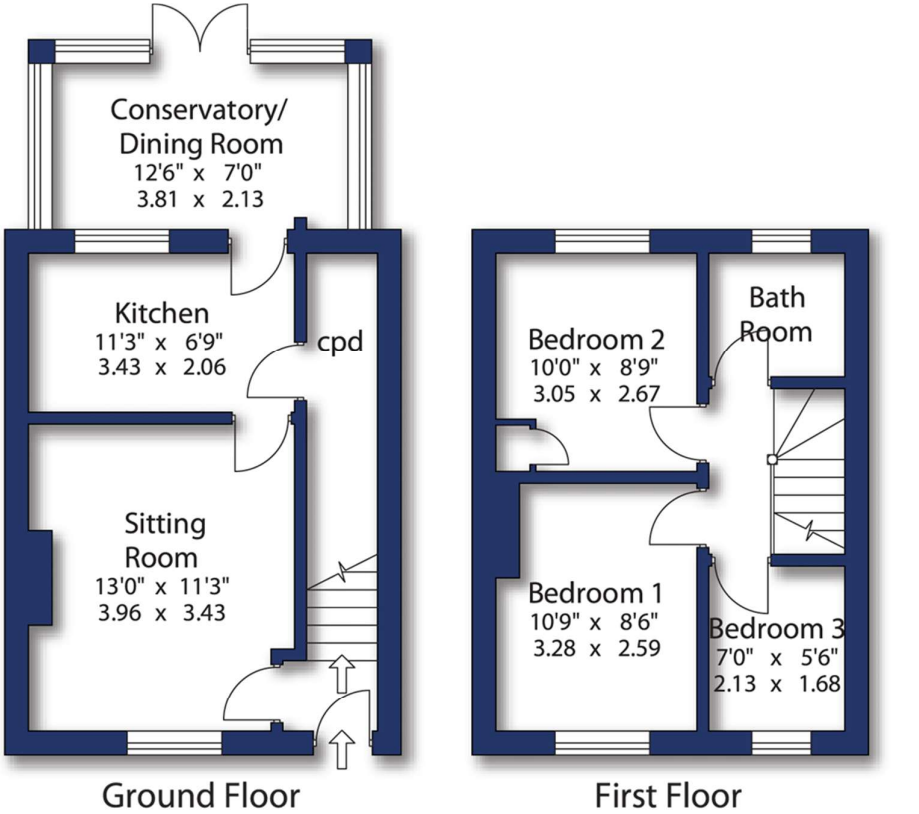
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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