DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £265,000

- Popular residential location
- Now requiring modernisation throughout
- Private enclosed rear garden
- Excellent potential for extension subject to the necessary consents
- Three bedrooms and house bathroom
- Large through lounge incorporating dining area
- Dining kitchen and conservatory
- Workshop and ground floor WC

85 Eleanor Drive, Harrogate, North Yorkshire, HG2 7AW

A spacious three bedroom semi-detached family home situated within this highly sought after residential location with private rear garden and off street parking.

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dacres.co.uk







85 Eleanor Drive, Harrogate, North Yorkshire, HG2 7AW

Harrogate 2 miles, Knaresborough 2 miles, Leeds 17 miles (all distances approximate)

General remarks

With gas central heating and predominantly uPVC double glazing, this is an excellent opportunity for a prospective buyer to put their own stamp on the property. It briefly comprises, reception hall with staircase to the first floor. There is a large through lounge incorporating the dining area with a bay window and window seat beneath and electric flame effect fire. Sliding doors lead into the conservatory which has French doors to the attractive private enclosed rear garden. There is a dining kitchen with space for appliances and beyond is a side entrance porch with a ground floor WC and useful workshop. There is also a uPVC stable door to the rear garden.

To the first floor there are two double bedrooms, both having built-in wardrobes and a third single bedroom. There is a house bathroom with a separate WC.

Outside a driveway provides off street parking and there is a lawned front garden with shaped flowerbed borders with specimen shrubs. A further feature is the attractive rear garden which will no doubt appeal to both those entertaining and those with family requirements. There is a shaped lawned garden with patio and pond with waterfall feature.

The property is situated within this popular residential location within close proximity of both Harrogate's Spa town and Knaresborough's historic market town. The situation combines the advantages of a pleasant setting with ease of access to shopping, recreational and schooling facilities. The southern bypass is also accessible and the A1(M) provides access to the commercial centres of North and West Yorkshire.

Directions

From Harrogate proceed down Hookstone Chase and turn right into Eleanor Road. Turn right into Eleanor Drive where the property can be found further along on the right hand side clearly marked by our For Sale board.

what3words boxing.acute.trim

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking

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 £34.20 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

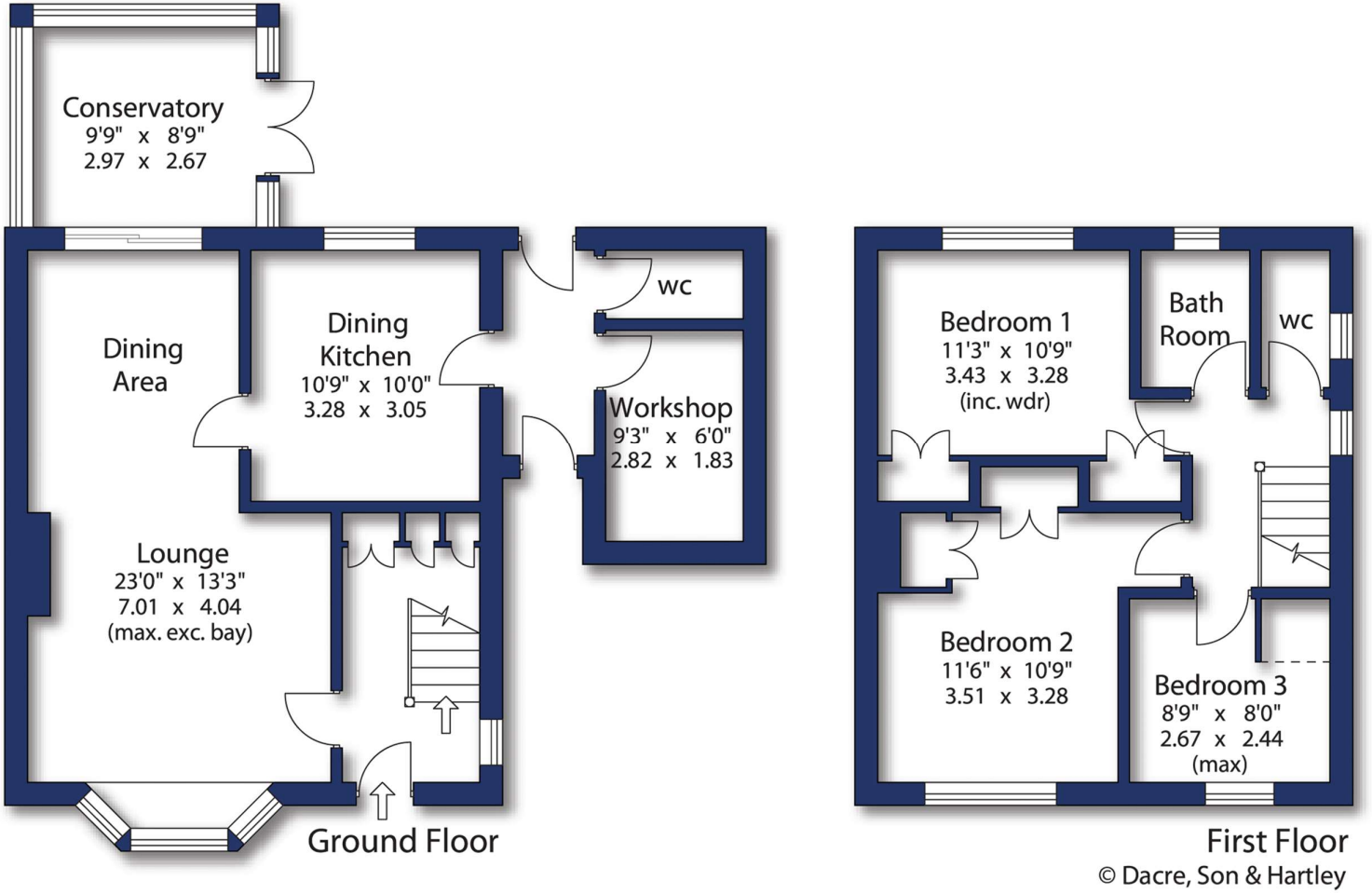
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

Dacres Ref: KNA260296





Floorplans



EPC TO ADD

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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