

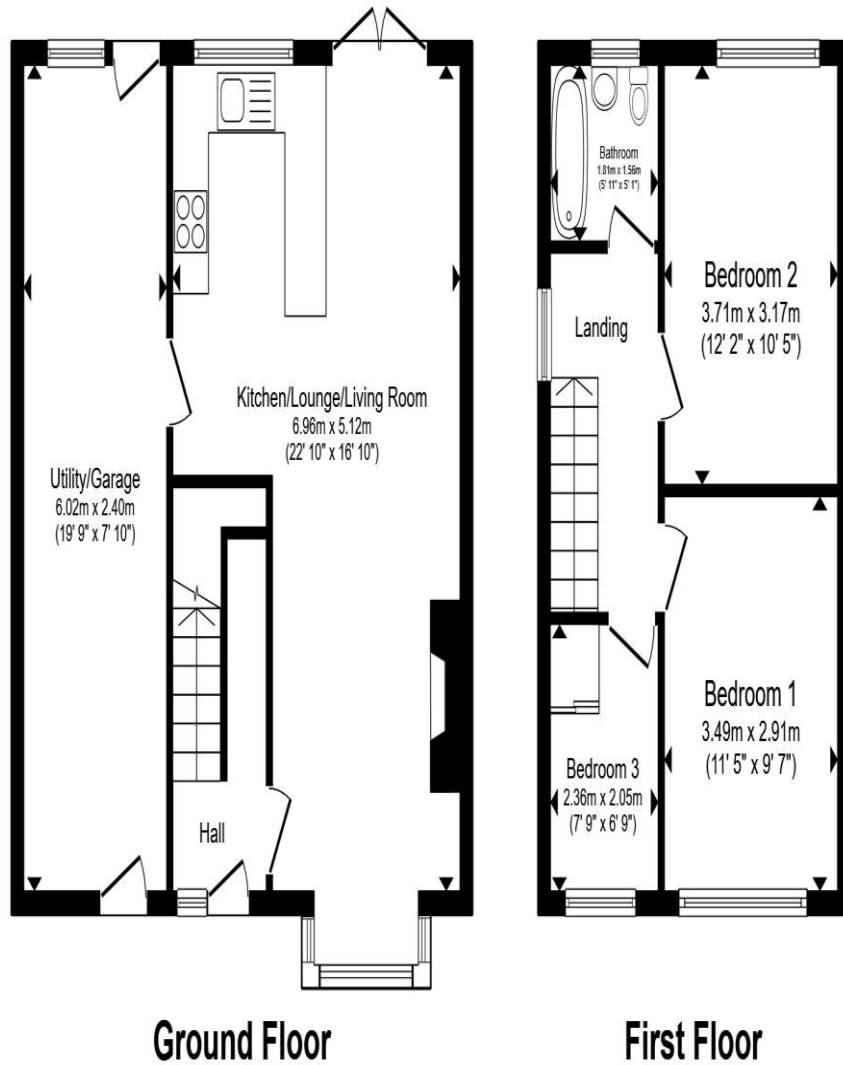


Olive Walk, Harrogate HG1 4RL

welcome to
Olive Walk, Harrogate

Well-presented three-bedroom semi-detached family home situated in a quiet cul-de-sac within one of Harrogate's most sought-after residential locations. Offered with the added benefit of planning permission for a two-storey extension to the garage.





Gound Floor

Entrance Hall

Lounge Area

Kitchen / Dining Room

First Floor

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Exterior

Total floor area 89.8 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Olive Walk, Harrogate

- Three Bedroom Semi Detached Family Home
- Planning permission for a two story extension to the garage
- Sought after cul-de-sac location
- Stylish open plan lounge/dining room /kitchen
- Enclosed rear garden with lawn and patio area

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HRG107700 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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