

6 Carline Mead, Harrogate,
HG3 2NB



 2  3  1

£250,000

Description

An immaculately presented three bedroom semi-detached home, which has been recently re-decorated throughout and re-carpeted.

The accommodation which has the benefit of gas fired central heating, with a newly installed central heating boiler and sealed unit double glazing, briefly comprises: Entrance porch, sitting room, dining kitchen with integrated appliances, including oven, hob, fridge, freezer and washing machine. There are three bedrooms, two having fitted wardrobes and the house bathroom.

To the front of the property is a small lawned garden with ample driveway parking, giving access to the single garage 18'2" x 8'7" (5.5 m x 2.6 m), which is connected with power and light. To the rear is an enclosed paved patio with gated access, making it both pet and child friendly.

Carline Mead is a small select cul-de-sac situated on the north western outskirts of the town, close to open countryside. There are numerous open play areas and parkland surrounding the development with the countryside beyond. The town centre is only a short distance away and is well served by a good public transport system. The immediate area has facilities including supermarket, public house, post office, doctors surgery and hydro swimming pool.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band C.

Directions

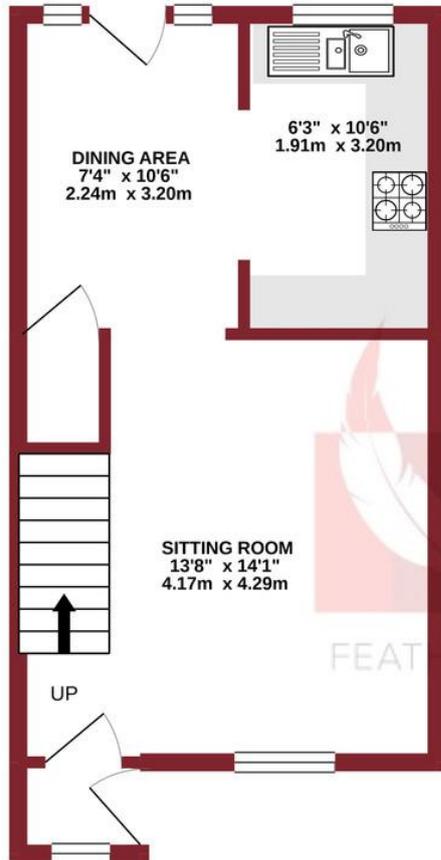
Leaving Harrogate by the A61 Ripon Road past the Cairn Hotel on your left hand side and drop down to the traffic lights at the bottom of the hill. Turn left onto Jennyfield Drive and follow the road to the roundabout at the end, turn left onto Saltergate Drive and take the second left onto Carline Mead.

Details Produced

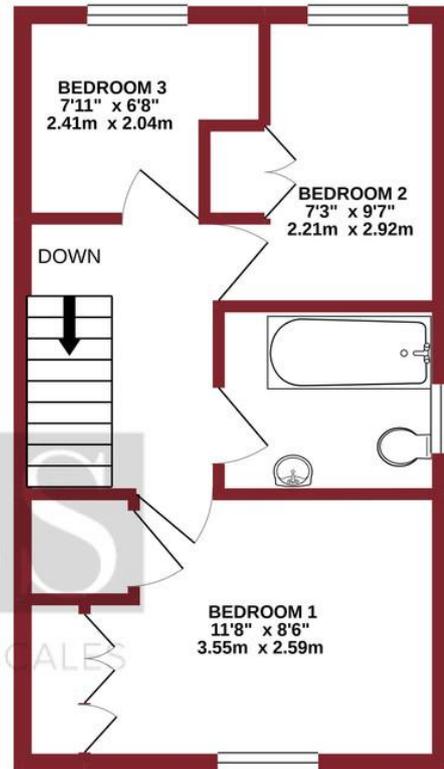
21st September 2021.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.
Made with Metropix ©2021

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients' interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc.:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc.:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

