



Whernside Close, Harrogate HG3 2QT

welcome to

Whernside Close, Harrogate

A beautifully presented and modern three bed semi-detached property situated in a popular and sought after location.



Wherside Close

A modern and well-presented semi detached which offers off street parking and an enclosed rear garden. In brief the accommodation comprises; entrance hall, lounge, kitchen diner, downstairs wc, three bedrooms, master en-suite and bathroom. The property is ideally located a short drive from Harrogate town centre and is surrounded by green spaces.

Entrance Hall

The front entry door opens in to the entrance hall, which has a staircase rising to the first floor landing.

Lounge

14' 3" x 11' 10" (4.34m x 3.61m)

Having a radiator and double glazed window to the front elevation.

Kitchen Diner

15' 3" x 9' 7" (4.65m x 2.92m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a 1 1/2 bowl stainless steel sink and drainer unit which has a mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Integrated fridge freezer and plumbing for washing machine. There is also space for a dining table, double glazed windows to the rear elevation and French doors leading out to the garden.

Downstairs Wc

Having a wash hand basin and low flush wc. Radiator and double glazed window to the front elevation.

First Floor Landing

Stairs rise from the ground floor entrance hall up to the first floor landing which has a storage cupboard.

Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m)

With a wardrobe, radiator and double glazed window to the front elevation.

En-Suite

Having a walk in shower enclosure with mains fed shower, pedestal wash hand basin and low flush wc. Radiator and double glazed window to the front elevation.

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Three

7' 7" x 5' 10" (2.31m x 1.78m)

Having a radiator and double glazed window to the rear elevation.

Bathroom

A white three piece suite comprising; panelled bath with shower over and screen to the side, pedestal wash hand basin and low flush wc. Part tiling to walls, a radiator and double glazed window.

Externally

Externally the property benefits from having off street parking and a fully enclosed rear garden with a lawn and patio area.



view this property online williamhbrown.co.uk/Property/HRG106850



welcome to

Whernside Close, Harrogate

- Semi-Detached House
- Three Bedrooms
- Master En-suite
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: B

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG106850



Property Ref:
HRG106850 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk