



30 Hutton Gate, Harrogate, North Yorkshire, HG2 9QH

**£389,950**



## 30 Hutton Gate, Harrogate, North Yorkshire, HG2 9QH

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An extended and beautifully presented three-bedroom modern townhouse with attractive garden and garage, situated in this desirable south Harrogate position.

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This super property has been extended by the current owner to provide an impressive open-plan kitchen and living area with glazed doors leading to the attractive garden, dining room / office, together with a first floor sitting room, three good-sized double bedrooms, a bathroom and en-suite. there is an attractive garden to the rear and a single garage.

The property forms part of this popular development on the south side of Harrogate, which is well served by excellent local amenities and popular schools and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LIVING KITCHEN**

With spacious sitting and dining areas with glazed bi-folding doors leading to the garden and skylight window. The kitchen comprises a range of stylish modern units with induction hob, integrated double oven, dishwasher and washing machine.

### **DINING ROOM / OFFICE**

A reception room or useful work from home space with window to front and fitted cupboard with space full tumble dryer and housing the gas boiler.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **SITTING ROOM**

A spacious reception room with windows to the front.

### **BATHROOM**

With WC, washbasin set within a vanity unit, and bath with shower above.

### **BEDROOM 3**

A double bedroom with window overlooking the garden.



## **SECOND FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes and en-suite.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin set with vanity unit, and shower. Heated towel rail.

### **BEDROOM 2**

A double bedroom with window to the rear.



### **OUTSIDE**

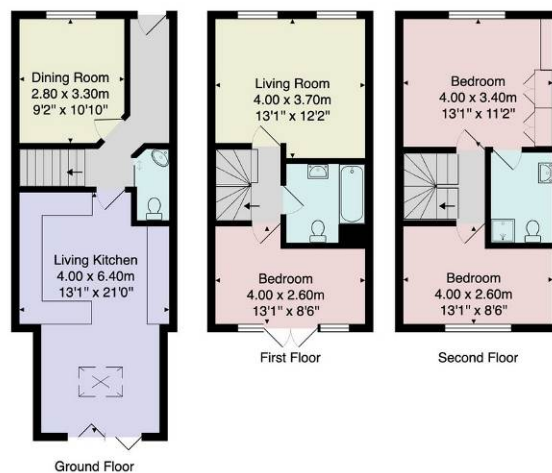
To the rear there is an attractive garden with lawn, paved sitting area and planted borders. Single garage.

**Tenure** - Freehold

**Council Tax Band** - E







Total Area: 106.6 m<sup>2</sup> ... 1147 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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