



36 Whinney Close, Harrogate, North Yorkshire, HG2 9BL

£365,000

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A superb three-bedroom executive-style semi-detached house offering stylish and well-presented accommodation.

The property forms part of an attractive new development just off Whinney Lane, to the south side of Harrogate, in an extremely quiet position close to open countryside and within walking distance of excellent local schools, including Ashville College, Harrogate Grammar School and Rossett primary and secondary schools. An internal viewing is strongly recommended.





With the remainder of an NHBC 10-year guarantee, the accommodation comprises -

GROUND FLOOR

ENTRANCE HALL

Central heating radiator. Fitted cupboard. Stairs to first floor.

CLOAKROOM

Low-flush WC, washbasin and central heating radiator.

SITTING ROOM

A spacious reception room with window to front and central heating radiator.

STUNNING LIVING KITCHEN

Incorporating a good-sized kitchen, dining and sitting area with double doors to the rear garden and tiled flooring. The stylish kitchen incorporates wall and base units to three sides. Built-in appliances with dishwasher, washing machine, induction hob, oven and fridge / freezer. Window to rear. French doors open fully to the rear garden.

FIRST FLOOR

BEDROOM 1

A large double bedroom with window to front, central heating radiator.

BEDROOM 2

A double bedroom with window to rear, central heating radiator.

BEDROOM 3

A further bedroom with window to rear, central heating radiator.

BATHROOM

A modern white three-piece suite incorporating bath with shower over, low-flush WC and washbasin. Modern tiling and heated towel rail. Window to side.

LOFT

Loft space.

OUTSIDE

Driveway with space for two cars, electric car charging point. Attractive south-facing rear garden incorporating patio, planted borders and lawned area.

AGENT'S NOTES

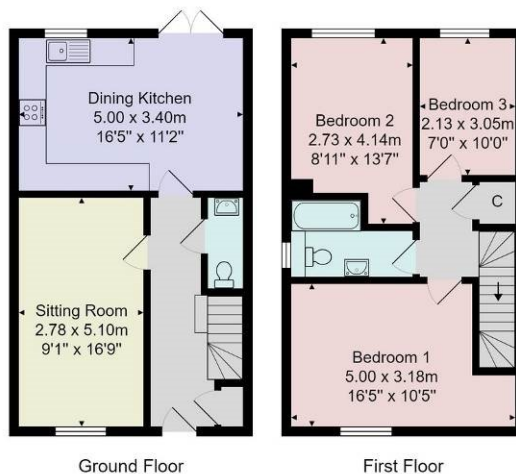
The property is freehold.

A yearly estate charge of £200 is payable.

The property was built by Mulgrave in 2021 and is sold with the remainder of a 10-year NHBC guarantee.

Tenure - Freehold

Council Tax Band - C



Total Area: 86.6 m² ... 932 ft²

All measurements are approximate and for display purposes only.
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