



13 Hartwith Close, Harrogate, North Yorkshire, HG3 2XW

£265,000

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A beautifully presented three-bedroom semi-detached family home providing spacious and well-planned accommodation, with off-street parking, garage and enclosed gardens to the rear.

Hartwith Close is a quiet residential cul-de-sac in the north of Harrogate, close to a range of local amenities and within walking distance of the town centre. The property is ideally situated for access to the A61 and A59, making it a convenient location for commuters.

Neutrally decorated throughout, the accommodation is well maintained and ready for immediate occupation, making this an ideal home for couples, families or downsizers. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE PORCH

A useful entrance area leading into the main reception room.

LIVING ROOM

A spacious reception room with feature fireplace housing an electric fire.

KITCHEN / DINER

A modern kitchen comprising a range of sleek white and grey wall and base units, induction hob with extractor above, integrated electric oven and plumbing for a washing machine. There is ample space for a dining table and a door provides access to the rear garden.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom.

BEDROOM TWO

A further double bedroom.

BEDROOM THREE

A single bedroom.

BATHROOM

A modern white suite comprising washbasin, WC and bath with shower above.

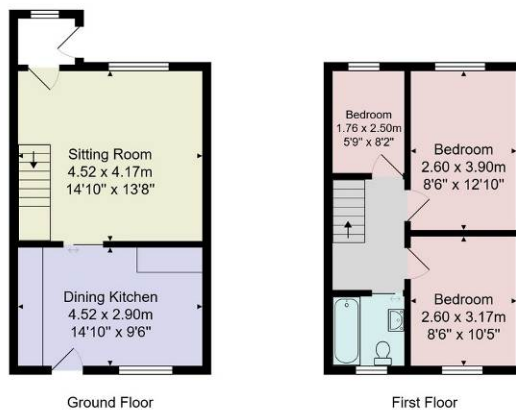
OUTSIDE

The property occupies a generous plot with a driveway providing parking and leading to a single garage with light and power. There is a good size rear garden with lawn and patio.

Tenure - Freehold

Council Tax Band - C





Total Area: 67.2 m² ... 723 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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