

HUNTERS[®]

HERE TO GET *you* THERE



Sundew Heath

Harrogate, HG3 2NA

Council Tax: E

Guide Price £425,000



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Entrance Vestibule

Access via UPVC entrance door, circular double glazed window to side elevation, doors to:

Lounge

15'8" x 13'1" (4.80 x 4.00)

UPVC double glazed window to front elevation, radiator, wooden laminate flooring, electric fire place, TV point, stairs to first floor, through to:

Kitchen Dining Room

18'8" x 10'2" (5.70 x 3.10)

Quality modern range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset gas hob with extractor hood over and double electric oven, space for American style fridge freezer, breakfast bar, space for dining table, laminate flooring, inset ceiling spot lights, UPVC double glazed window to rear elevation, door to utility room and glazed wooden door to:

Conservatory

10'5" x 9'2" (3.20 x 2.80)

UPVC and brick construction, French doors to rear garden.

Utility Room

13'9" x 5'6" (4.20 x 1.70)

Base units with worktops over, plumbing and space for washing machine and tumble dryer, UPVC

double glazed window to rear elevation, UPVC side access door, large storage cupboard, door to:

Bedroom

17'0" x 7'6" (5.20 x 2.30)

UPVC double glazed window to front elevation, radiator, door to:

Ensuite Shower Room

Walk-in shower unit with mains shower over, low level WC, wash hand basin, part tiled walls, UPVC double glazed window to front elevation.

First Floor Landing

Loft access, radiator, UPVC double glazed window to side elevation, storage cupboard, doors to:

Bedroom

10'9" x 9'2" (3.30 x 2.80)

UPVC double glazed window to rear elevation, radiator, built in wardrobes and over head units, built in wardrobe, door to:

Ensuite Shower Room

Shower cubicle with shower over and glazed screen, low level WC, wash hand basin, chrome heated towel rail, UPVC double glazed window to rear elevation.

Bedroom

12'5" x 8'10" (3.80 x 2.70)

UPVC double glazed window to front elevation, radiator, built in wardrobe.

Bedroom

9'10" x 8'4" (3.00 x 2.55)

UPVC double glazed window to front elevation, radiator.

Bedroom

9'10" x 7'2" (3.00 x 2.2)

UPVC double glazed window to rear elevation, built in cupboard.

Bathroom

White suite comprising panel jet bath with shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls, UPVC double glazed window to front elevation.

Outside

A driveway provides off street parking for two cars to the remainder of the front is a lawn area with mature shrubs and bushes. To the rear of the property is a mature garden laid mainly to lawn with patio seating area and fencing to perimeters.

EPC

Environmental impact as this property produces 4.7 tonnes of CO₂.

Material Information

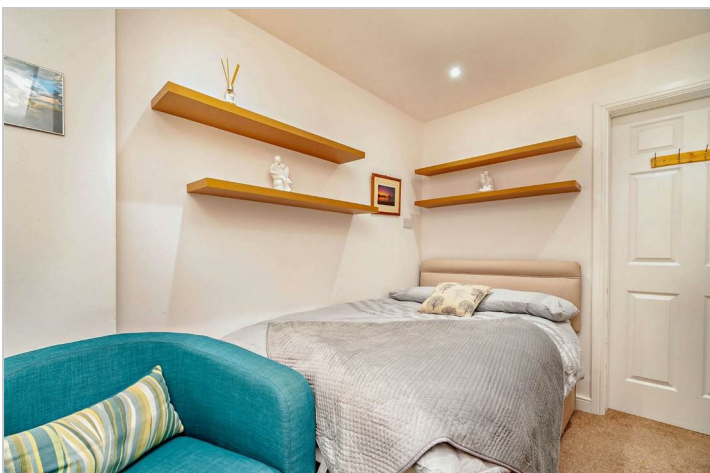
Tenure Type; Freehold
Council Tax Banding; E

A superb four bedroom detached family home having undergone a programme of extension and refurbishment in recent years to create generous and flexible family living space. The property, occupies a sought after cul-de-sac location to the north of Harrogate with a range of local amenities to include junior school and shops.

The well presented accommodation comprises: Entrance hallway, a spacious lounge with feature fireplace and opens to a modern open plan dining kitchen with granite worktops, utility room, bedroom five and en-suite shower room. To the first floor are four further generous bedrooms, bedroom one en-suite shower room and family bathroom.

To the outside, there is a lawn garden to the front and a driveway provides off road parking for two cars. Gated access opens to an enclosed rear garden laid mainly to lawn with patio seating area and fencing to perimeters.

- SUPERB FAMILY HOME
- Modern open plan dining kitchen
- Five bedrooms & two en-suites
 - Modern family bathroom
 - Enclosed rear garden
 - Parking for two cars
 - Cul-de-sac location
- Close to amenities to include junior school
- Utility room & conservatory
- Extended and refurbished by the current owners in recent years



Road Map



Hybrid Map

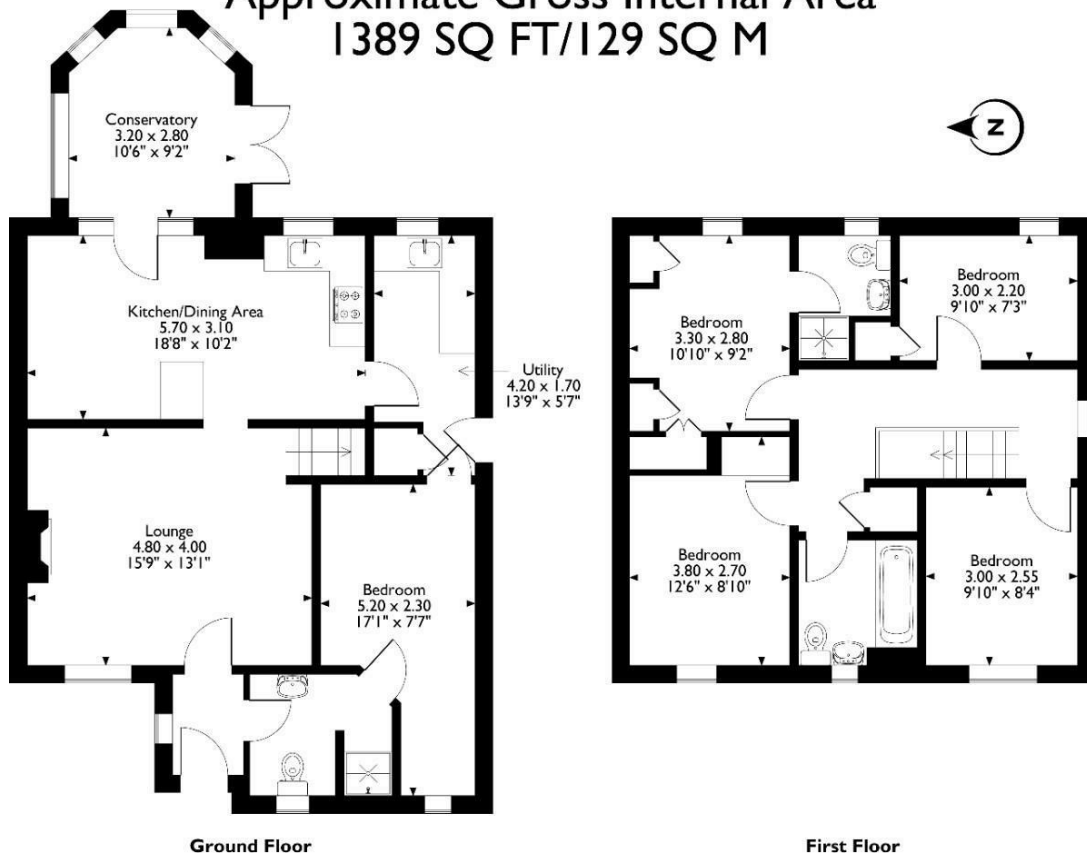


Terrain Map



Floor Plan

6 Sundew Heath, Harrogate, North Yorkshire Approximate Gross Internal Area 1389 SQ FT/129 SQ M

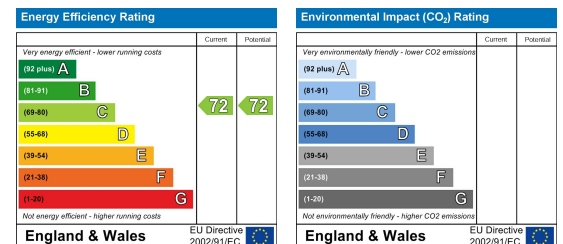


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.