

HUNTERS[®]

HERE TO GET *you* THERE



Hutton Gate

Harrogate, HG2 9QG

Council Tax: E

Offers In Excess Of £400,000



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Entrance Hall

Access via composite entrance door, radiator, stairs to first floor, doors to:

WC

Low level WC, wash hand basin, radiator.

Kitchen Dining Room

15'5" x 14'11" (4.72 x 4.57)

Quality modern range of base and tall units with working surfaces over with inset stain steel sink unit and mixer tap, inset gas hob with extractor hood over and built in electric oven, integrated fridge freezer and dishwasher, plumbing and space for washing machine, space for tumble dryer. Space for table, storage cupboard, radiator, UPVC double glazed French doors to rear garden.

First Floor Landing

Stairs to second floor, doors to:

Lounge

18'3" x 15'5" (5.58 x 4.71)

UPVC double glazed French doors to Juliette balcony, two radiators, TV point.

Bedroom One

15'5" x 10'7" (4.72 x 3.23)

UPVC double glazed French doors to Juliette balcony, two radiators, door to:

Ensuite

White suite comprising shower cubicle with shower over, wash hand basin, low level WC, radiator.

Second Floor Landing

UPVC double glazed window to side elevation, loft access, doors to:

Bedroom Two

13'5" x 10'4" (4.11 x 3.16)

Two UPVC double glazed windows to rear elevation, two radiators, fitted wardrobes, door to:

Ensuite

Modern suite comprising shower cubicle with shower over, wash hand basin, low level WC, tiled walls and floor, chrome heated towel rail.

Bedroom Three

15'6" x 10'6" (4.73 x 3.22)

Two UPVC double glazed windows to front elevation, two radiators.

Bathroom

Modern white suite comprising Jacuzzi style panel bath, shower cubicle with mains shower over and glazed screen, low level WC, wash hand basin with cupboard under, tiled floor and walls, chrome heated towel rail.

Outside

A driveway provides off street parking to the front of the property and leads to a integral garage with power and light laid on and up and over door. To the rear is an enclosed rear garden laid to lawn with patio seating area, wall and fence to perimeters.

EPC

Environmental impact as this property produces 4.1 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; E

Tel: 01423 536222

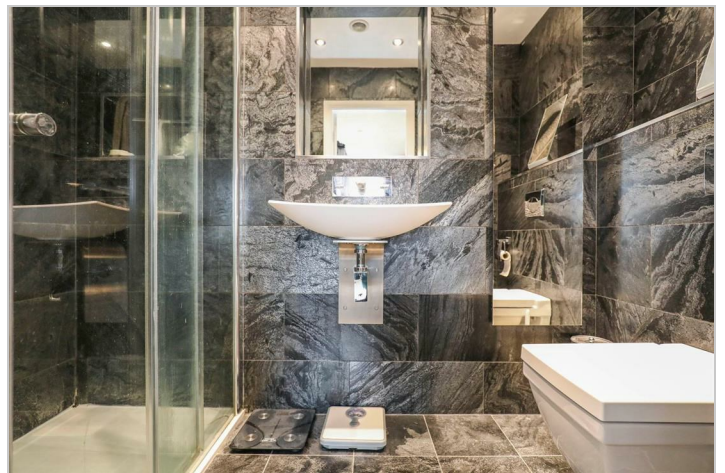
OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb modern end town house with three double bedrooms, three bathrooms and accommodation arranged over three floors. With views to the rear over the cricket ground, the property is situated in a highly sought after location on the favoured 'south side', close to the highly regarded schools, local amenities and close proximity of the Stray and town centre.

Refurbished by the current owner to a high standard, the accommodation offers generous living space throughout and comprises: Entrance hallway with door leading into the garage, guest WC and a spacious open plan dining kitchen with double doors opening to the rear garden and modern re-fitted units and appliances. A first floor landing serves a lounge with 'Juliette' balcony with amazing views to the rear over the cricket ground and bedroom with en-suite shower room. On the top floor are two further bedrooms, both with en-suite shower rooms.

To the outside, a drive provides off road parking and leads to an integral garage with up and over door. The rear enclosed garden is laid to lawn with patio seating area and a further hard standing area to the side.

An early viewing comes highly recommended.

- NO ONWARD CHAIN
- Accommodation arranged over three floors
 - Modern open plan dining kitchen
 - Enclosed rear garden
 - Close to highly regarded schools
- Amazing views over the cricket ground to the rear
- Three double bedrooms all with en-suite facilities
 - Lounge with 'Juliette' balcony
 - Driveway & garage
- Highly sought after 'south side' location



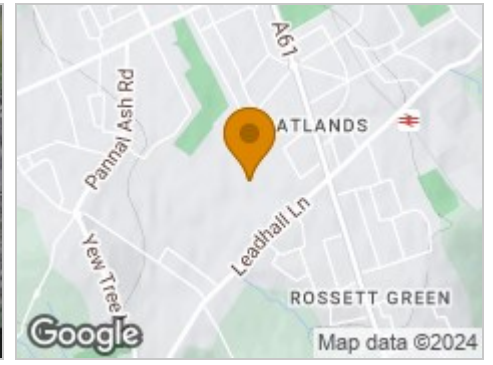
Road Map



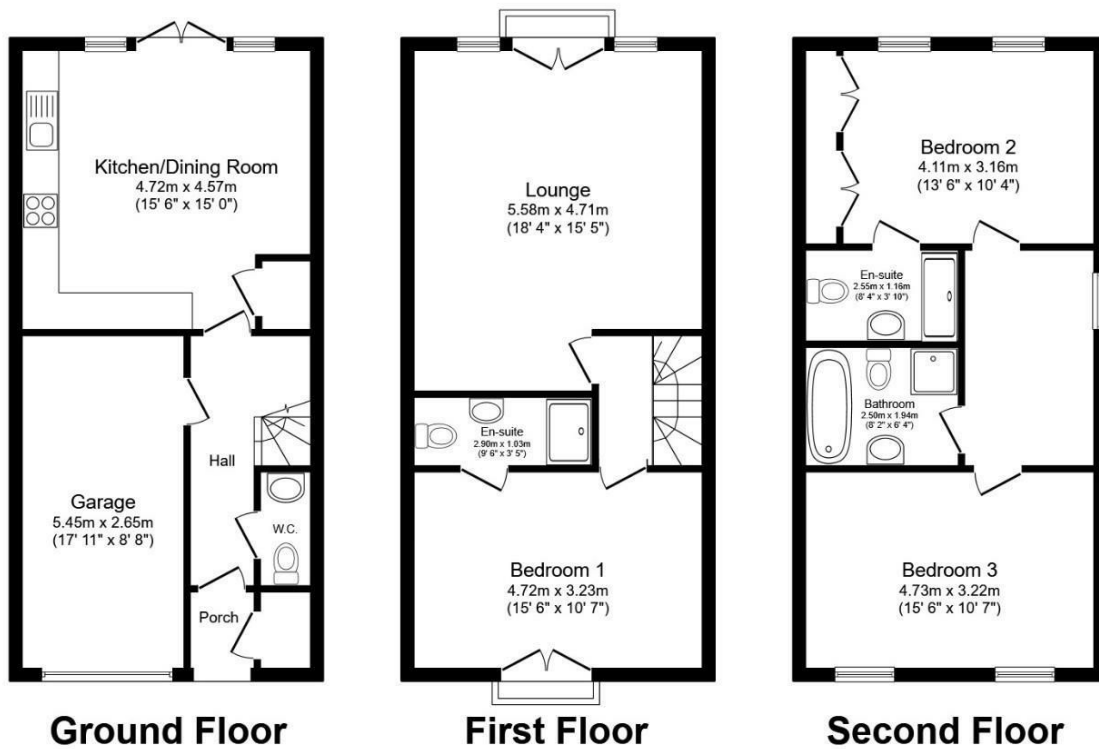
Hybrid Map



Terrain Map



Floor Plan



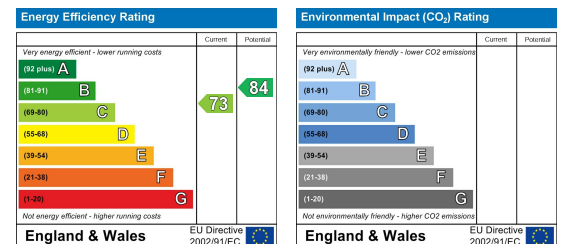
Total floor area 144.7 sq.m. (1,557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.