



Whernside Close, Harrogate, HG3 2QT

- Superb nearly new family home
- Modern open plan dining kitchen with integrated appliances
- Enclosed south facing garden
- Secluded cul-de-sac location
- Council Tax: TBC
- Energy efficient
- Modern house bathroom & en-suite shower room
- Off road parking for two cars
- Rolling countryside on the doorstep

Guide Price £275,000



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DESCRIPTION

An opportunity to purchase a nearly new three bedroom semi detached family home, offering spacious, well planned accommodation throughout. The energy efficient property is located at the end of a cul-de-sac, has rolling countryside on the door step and is within easy vehicular access of Harrogate town centre.

Presented to a very high standard throughout, the accommodation comprises: Entrance hallway, guest WC, lounge with under stairs storage cupboard, superb open plan dining kitchen with integrated appliances and double doors opening to the rear garden. The first floor landing serves three bedrooms, bedroom one with en-suite shower room and modern house bathroom.

To the outside, the property is located at the end of the cul-de-sac and has the benefit of off road parking, with lawn garden and path leading to the front door. Side gated access opens to an enclosed rear garden laid mainly to lawn with patio area. We strongly recommend an early viewing.

On entering King Edwin Park from Penny Pot Lane, turn left onto Whernside Close, keeping to the left and then bare right, following the road into the cul-de-sac. The property is located to the left hand side, in a secluded corner position.

EPC

EPC energy rated D

This property produces 1.2 tonnes of CO2

Material Information - Harrogate

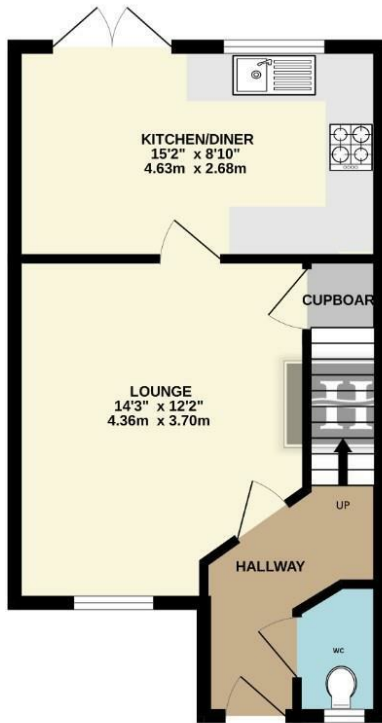
Tenure Type: Freehold

Council Tax Banding: TBC

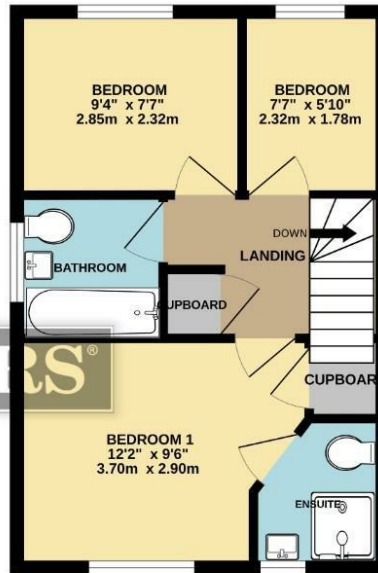




GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

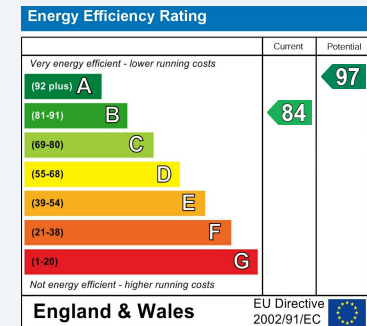
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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