

## Lindrick Way, Harrogate, HG3 2SU

- FOUR BEDROOM DETACHED FAMILY HOME
- Two bathrooms and guest W.C.
- Loft with ladder and boarding down for storage
- Stunning and private rear garden
- Council Tax Band: E
- Two receptions plus a conservatory
- Double garage with light and power
- Recently fitted gas boiler
- Driveway parking

**Offers Over £465,000**





# Lindrick Way, Harrogate, HG3 2SU

## DESCRIPTION

An ideal family home now available! Immaculately presented this detached four-bedroom property offers flexible and spacious accommodation throughout. Located in a quiet and popular road off Jennyfield Drive it is close to local amenities and offers excellent bus routes into Harrogate Town Centre.

The modern property briefly comprises: Entrance into the hallway with door to the full length lounge with bay window and wood flooring. The conservatory has been recently renovated to provide a more stylish sun room finish with down lighters and French doors to the garden. A second reception room offers separate dining space adjacent to the well appointed kitchen. The property benefits from a guest cloakroom on the ground floor. Stairs rise to the first floor landing providing access through to the main bedroom with en-suite shower room and built in wardrobes, a further three bedrooms and family bathroom.

Outside to the front the property is bordered with low line hedges and driveway parking in front of the double garages. The garages, which house the gas boiler, feature electric roller shutters, lighting and further electric points. To the rear a very private garden with mature plants and hedges, a lawn and patio areas suitable for outside seating or dining.

A viewing comes highly recommended.

### EPC

This property produces 5.1 tonnes of CO<sub>2</sub>

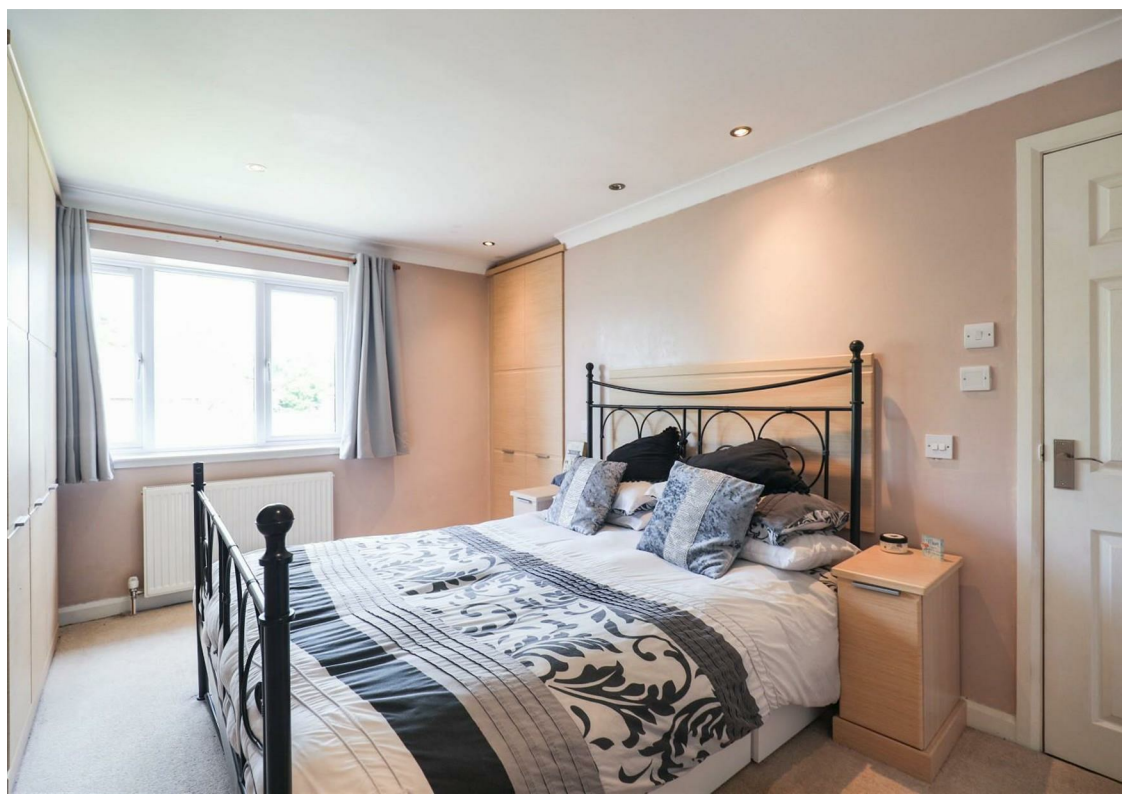
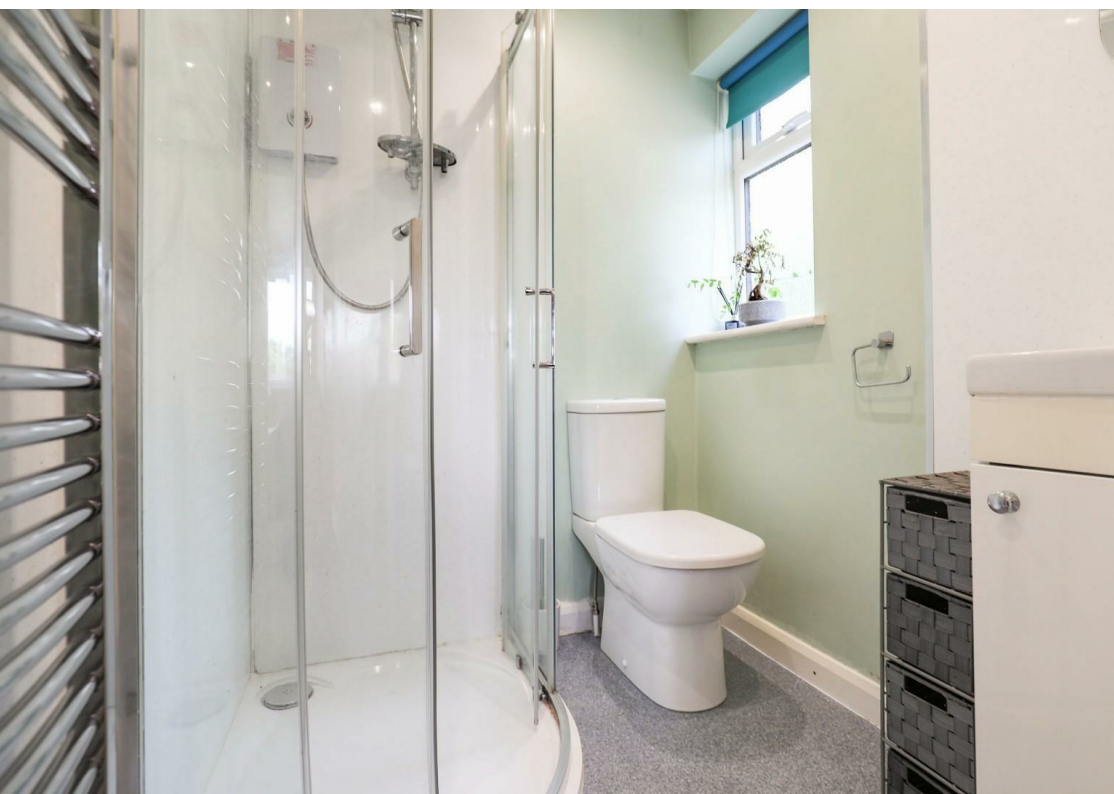
EPC rated D

Material Information - Harrogate

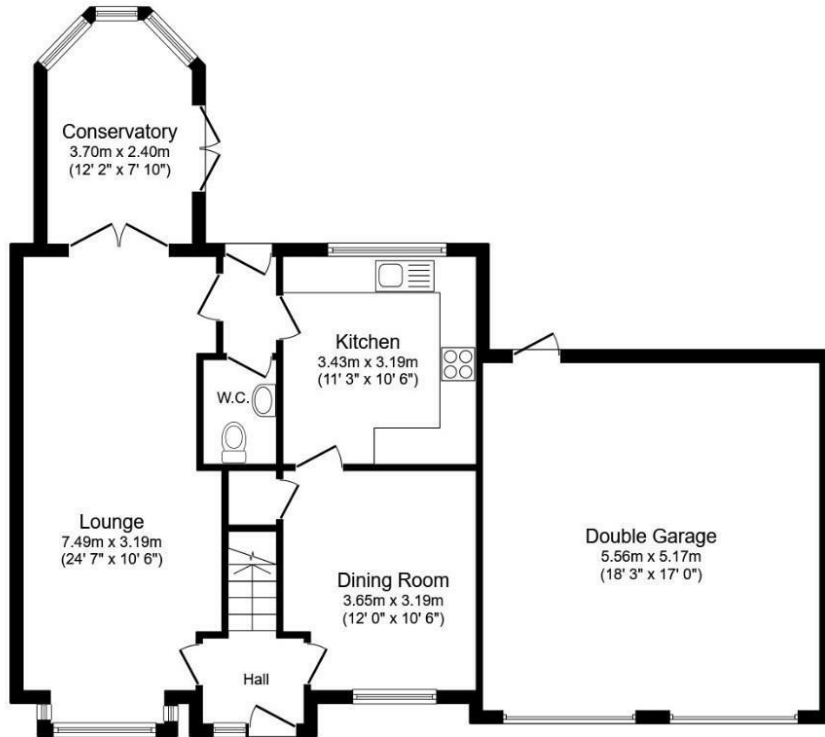
Tenure Type: Freehold

Council Tax Banding: E

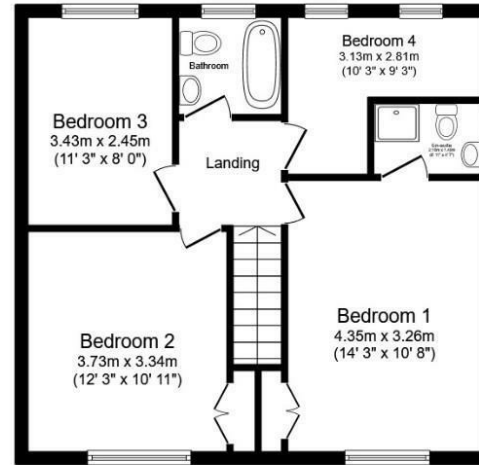








**Ground Floor**



**First Floor**

Total floor area 150.1 m<sup>2</sup> (1,616 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](http://www.focalagent.com)

**Viewings**

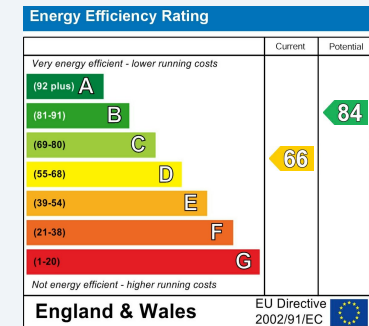
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

