

## Sandhill Close, Harrogate, HG1 4JP

- SPACIOUS ACCOMMODATION
- CUL-DE-SAC LOCATION
- BUS LINKS
- 2 RECEPTION ROOMS
- VIEWING HIGHLY RECOMMENDED
- LARGE GARDEN CORNER PLOT GARDEN
- LOCAL AMENITIES CLOSE BY
- 2 BEDROOM SEMI DETACHED BUNGALOW
- DRIVEWAY PARKING FOR MULTIPLE CARS
- Council Tax Band C



**Guide Price £260,000**

# Sandhill Close, Harrogate, HG1 4JP

## DESCRIPTION

A three-bedroom semi-detached bungalow with garage and attractive corner garden, located in the North East part of Harrogate, North Yorkshire, offering a desirable blend of suburban tranquility and easy access to the town's rich amenities. This residential neighbourhood is characterised by well-maintained homes, leafy streets, and a family-friendly atmosphere. Local amenities include a range of well regarded schools, parks, and convenient shopping options, with a variety of independent shops and larger supermarkets nearby.

This delightful bungalow provides generous and flexible accommodation. On the ground floor there is a spacious sitting room, together with a well appointed kitchen, bathroom and two bedrooms. A sunroom to the rear provides a second reception room.

To the outside there are attractive gardens to front with a larger than average rear garden providing a superb outdoor entertaining space. There's also a driveway providing parking for multiple cars and access to a garage with barn doors and an attached useful store room.

### EPC

Energy rating D

This property produces 4.1 tonnes of CO<sub>2</sub>

Material Information - Harrogate

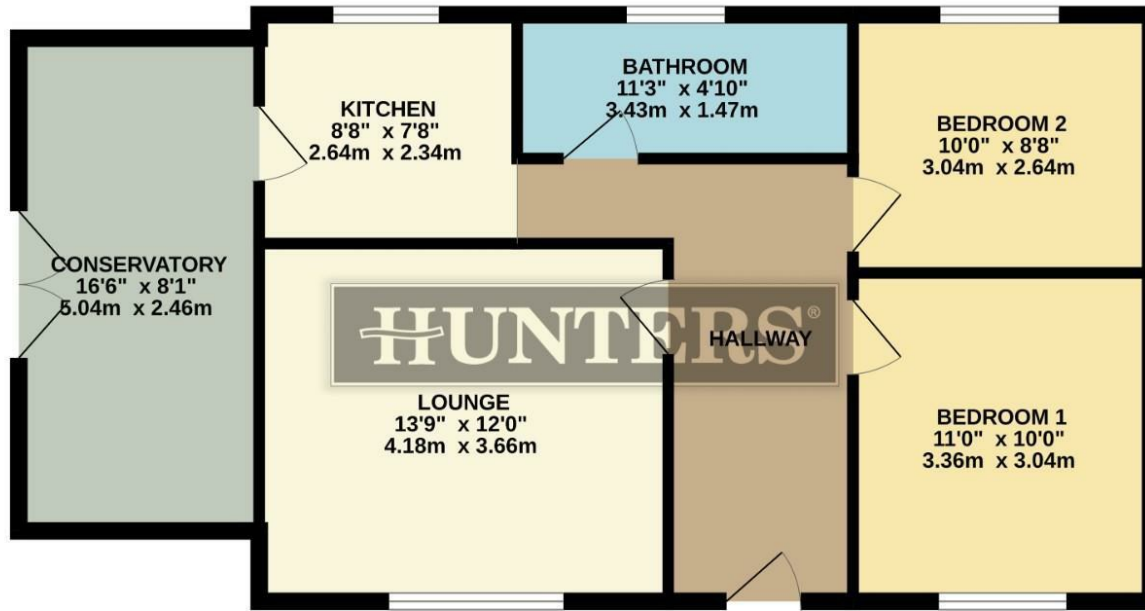
Tenure Type: Freehold

Council Tax Banding: C





GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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**

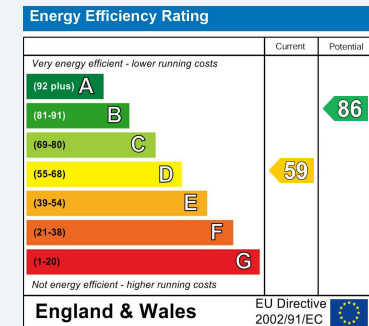
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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