Whernside Close, Harrogate, HG3 2QT

- NO ONWARD CHAIN
- Beautifully presented with many upgraded features
- Two bathrooms and a guest cloakroom
- Off-street parking
- Energy efficient home
- STUNNING NEARLY NEW HOME
- Three bedrooms
- Larger than average garden ideal for a family
- Open plan kitchen and dining space
- Council Tax band: C

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Guide Price £285,000

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DESCRIPTION

NO ONWARD CHAIN! An opportunity to purchase a nearly new three bedroom end terrace family home, offering spacious, well planned accommodation throughout and larger than average garden for this style of build. 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, with many upgrades from the original specification including wood engineered flooring to the ground floor. The accommodation comprises: Entrance hallway, guest WC, lounge with under stairs cupboard, superb open plan dining kitchen with space for the fridge freezer, washing machine and dishwasher and double doors opening to the rear garden. The kitchen benefits from upgraded kitchen units and worktops. The first floor landing serves three bedrooms, bedroom one with en-suite shower room and built in wardrobes and modern house bathroom.

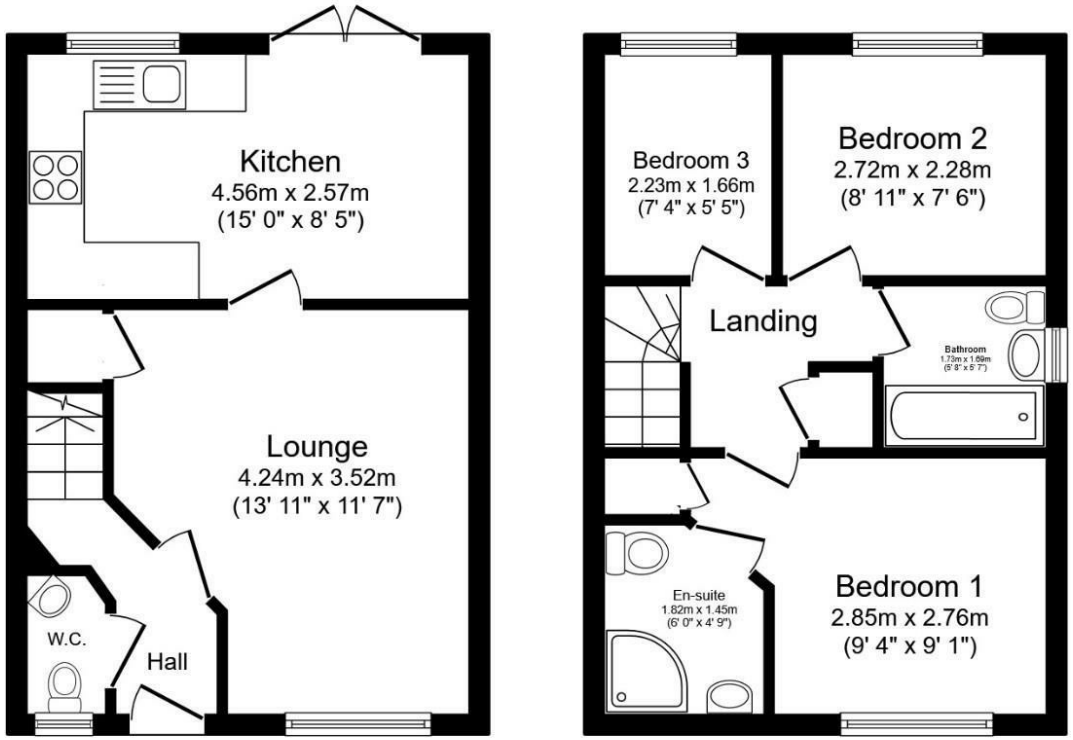
To the outside, the property is located in a quiet no though road and has the benefit of off road parking, with lawn garden and path leading to the front door. Side gated access opens to an enclosed rear garden laid mainly to lawn with patio area. We strongly recommend an early viewing.

The property is located on King Edwin Park off Penny Pot Lane, turn onto Whernside Close and look out for the numbering on the street signs for number 57.

EPC
Energy Rating B
This property produces 1.1 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: C

PlayStation



Ground Floor **First Floor**

Total floor area 63.9 m² (688 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

Viewings

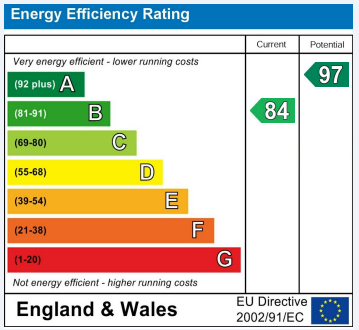
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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