



Hutton Gate, Harrogate, HG2 9QG

- AVAILABLE TO THE MARKET CHAIN FREE
- Elevated views over the Cricket Club with green views
- Three bathrooms, two of which are en-suite
- Flexible living with great office solutions
- Ideal location close to well regarded schools
- Exceptional five bedroom property
- Set over four floors with a balcony and super gardens
- Modern throughout
- Detached garage and driveway
- Council Tax Band E



Guide Price £450,000

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DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE, this superb townhouse offers a delightful blend of modern living and spacious comfort. With five well-proportioned bedrooms, including a loft extension that features an en-suite bathroom, this property is perfect for families or those seeking extra space. The flexible layout allows for various configurations to suit your lifestyle needs.

The ground floor boasts the inviting dining room with doors to the garden and the modern kitchen, equipped with integrated appliances such as a fridge freezer and dishwasher, making daily life both convenient and enjoyable. The lounge on the first floor is a tranquil and inviting space to both relax and entertain.

One of the standout features of this home is the undisturbed views over the Cricket Club green, offering a serene backdrop to your daily activities. The property also benefits from easy-to-maintain gardens at both the front and back, ideal for those who appreciate outdoor space without the burden of extensive upkeep.

Parking is a breeze with a driveway, complemented by a detached garage, ensuring you have all the convenience you need. This townhouse is not just a home; it is a lifestyle choice, combining modern amenities with a peaceful setting in one of Harrogate's most sought-after locations. Don't miss the opportunity to make this exceptional property your own.



EPC

Energy rating C

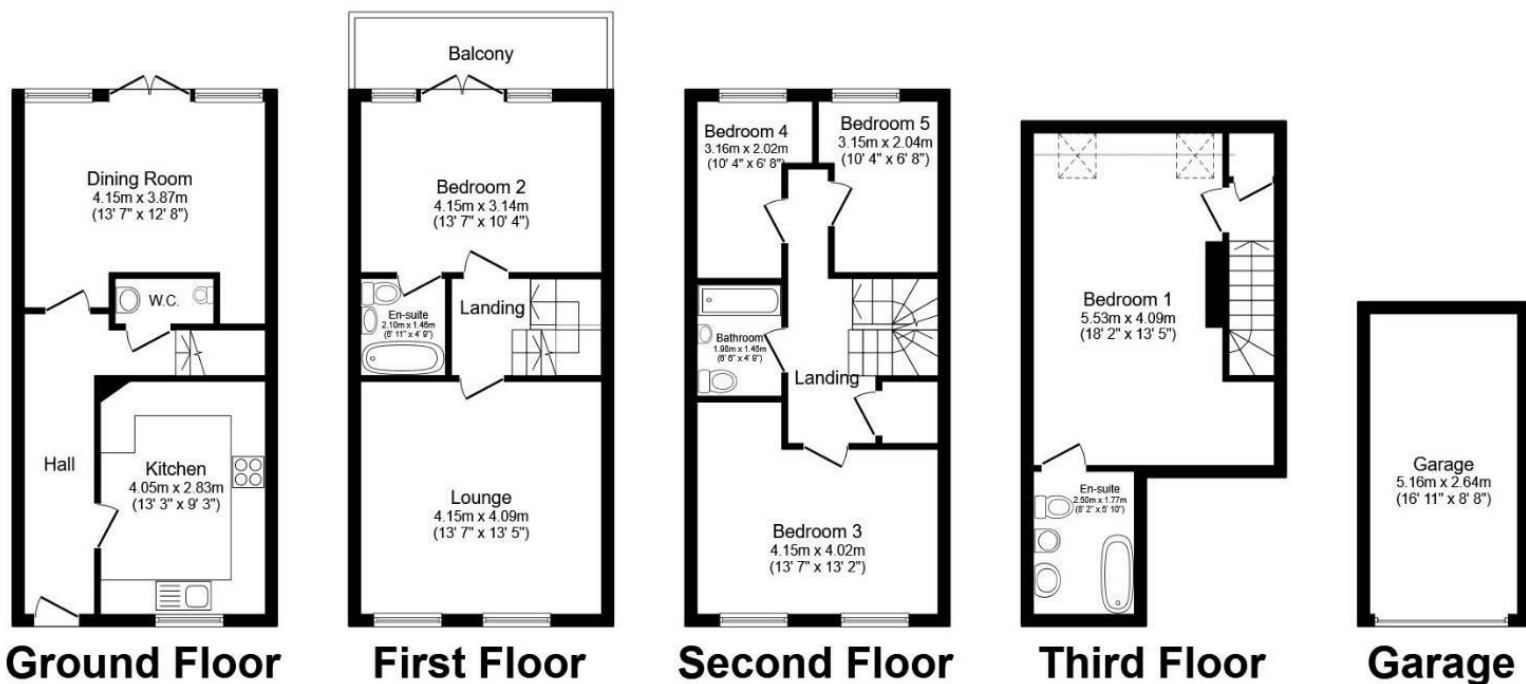
This property produces 4.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E





Total floor area 156.1 m² (1,681 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

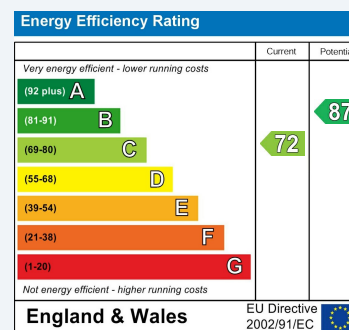
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.