



Hutton Gate, Harrogate, HG2 9QG

- Located in the highly desirable Hutton Gate area
- Two spacious and light-filled reception rooms
- Garage included for secure storage
- Situated near top-rated schools
- Set in a vibrant, friendly community with strong transport links nearby
- Three well-proportioned bedrooms
- Versatile layout with potential to convert a reception room into a fourth bedroom
- Private driveway offering off road parking
- Close to local amenities including shops, cafés, and services
- Council Tax Band E



Guide Price £400,000

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DESCRIPTION

Located in the sought-after area of Hutton Gate, this beautifully presented property offers the perfect blend of space, comfort, and flexibility. With three generously sized bedrooms, it's an ideal choice for families or anyone seeking a home with room to grow.

The layout provides versatility, with two spacious and light-filled reception rooms that are perfect for relaxing, entertaining, or adapting to your lifestyle. One of these reception rooms could easily be converted into a fourth bedroom, home office, or playroom—whatever suits your needs.

The property has been finished to a high standard throughout, including a stylish new shaker kitchen complete with fully integrated appliances and excellent cupboard and storage space.

A welcoming hallway features a contemporary staircase with a glass balustrade, adding a touch of elegance and modern design from the moment you enter. There are two well-appointed bathrooms in addition to a separate downstairs WC, ensuring maximum convenience for residents and guests alike.

Externally, both the front and rear gardens have been professionally landscaped, creating attractive and low-maintenance outdoor spaces perfect for entertaining or simply enjoying some peace and quiet. The home also benefits from a garage for additional storage, and an off-road parking space—a rare and desirable feature in this location.

Education is another key highlight, with the property well-positioned for access to several highly regarded primary and secondary schools, including those rated Outstanding by Ofsted, making this a particularly attractive option for families.

Located in Harrogate—renowned for its stunning gardens, vibrant community, and excellent amenities—this home is within easy reach of local schools, parks, shops, and transport links. Hutton Gate offers a welcoming neighbourhood atmosphere with everything you need close by.



EPC

Energy rating C

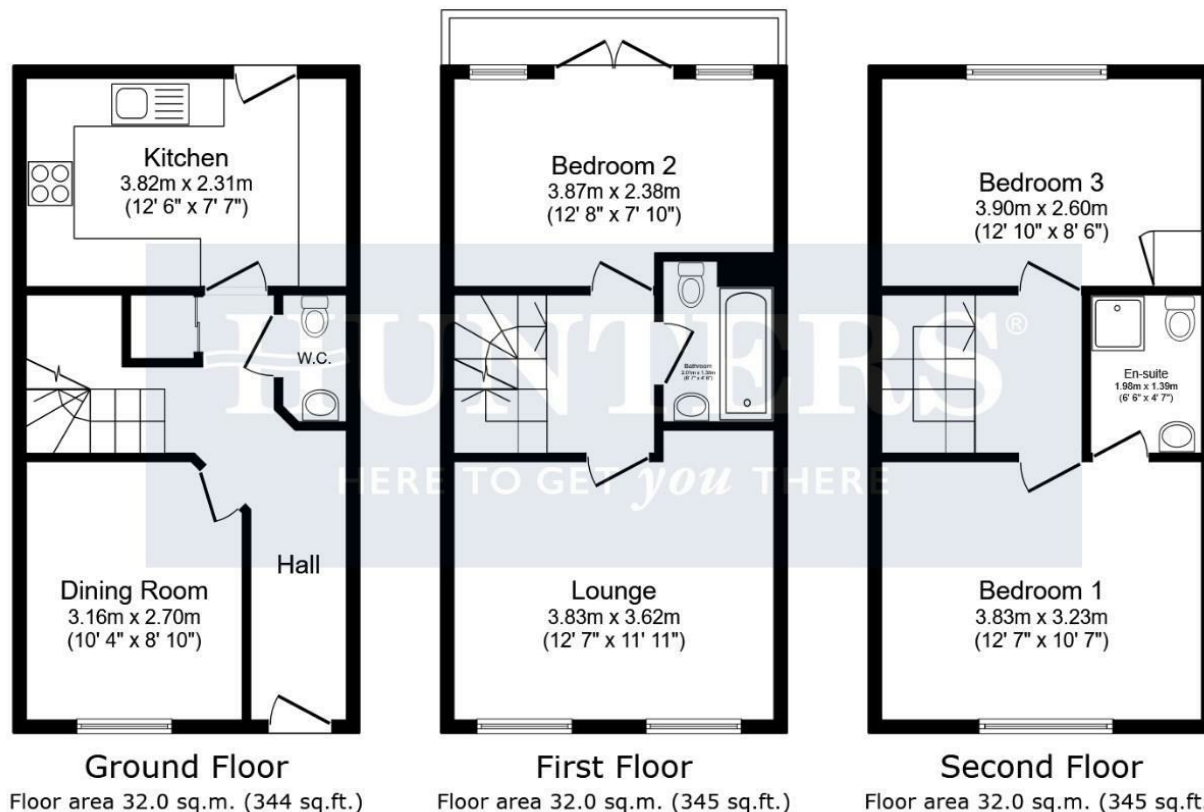
This property produces 3.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E





Total floor area: 96.1 sq.m. (1,034 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

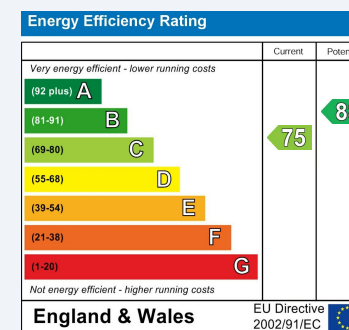
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.