



## Wentworth Close, Harrogate, HG2 7JZ

- NO ONWARD CHAIN
- Located in a popular residential area of Harrogate
- Spacious living room with double aspect windows
- Three bedrooms – two doubles and one single
- Low-maintenance rear garden with lawn and patio areas
- Well-presented three-bedroom mid-terrace home
- Easy access to town centre, schools, and local amenities
- Kitchen with dining space and garden access
- Family bathroom with white suite and shower over bath
- Council Tax Band B

**Guide Price £235,000**



# Wentworth Close, Harrogate, HG2 7JZ

## DESCRIPTION

A well-maintained and well-proportioned three-bedroom mid-terrace property, situated in a popular residential area of Harrogate. The property is ideally located within easy reach of the town centre, local schools, public transport links, and a wide range of everyday amenities. It presents an excellent opportunity for first-time buyers, families, or investors.

The ground floor offers a spacious living room with double aspect windows, allowing for plenty of natural light. To the rear is a kitchen with a range of wall and base units and a pantry, space for dining, and direct access to the rear garden. The garden is low-maintenance and features both lawn and patio areas, with fencing to the boundaries.

Upstairs, there are three bedrooms—two doubles and one single—as well as a family bathroom fitted with a white suite, shower over the bath and sink.

Additional benefits include gas central heating, double glazing throughout, and unrestricted on-street parking to the front of the property.

This is a practical and conveniently located home, offering well-balanced accommodation in a sought-after part of Harrogate.

EPC

Energy rating D

This property produces 4.3 tonnes of CO<sub>2</sub>

Material Information - Harrogate

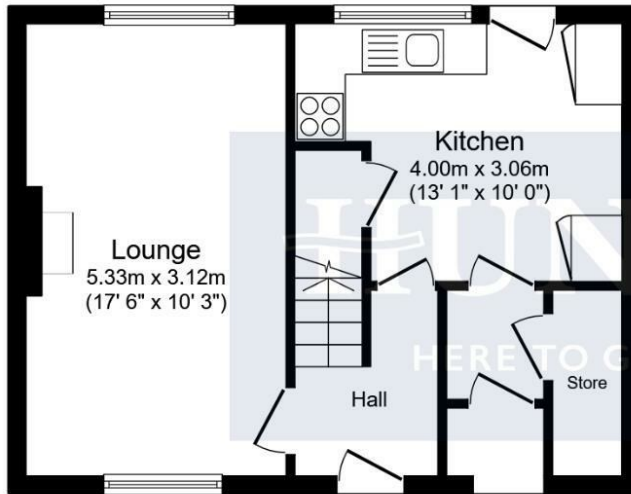
Tenure Type: Freehold

Council Tax Banding: B



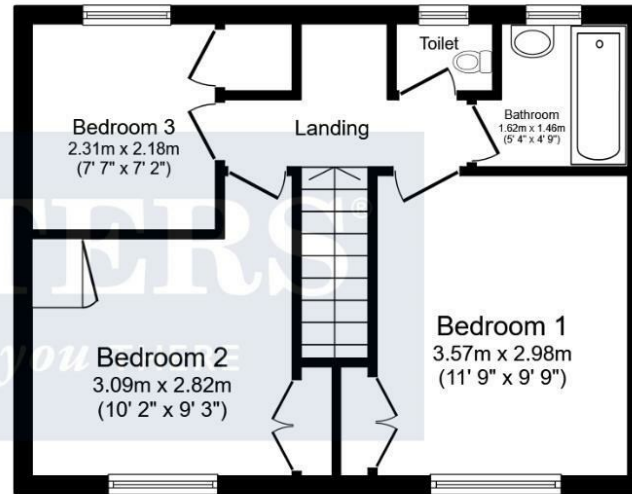


3, Wentworth Drive, Harrogate, HG2 7LA, GB



Ground Floor

Floor area 38.0 sq.m. (409 sq.ft.)



First Floor

Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 75.9 sq.m. (817 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](http://www.Propertybox.io)



### 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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