



## Tewit Well Road, Harrogate, HG2 8JJ

- Prime location on the highly sought-after Tewit Well Road in Harrogate
- Main bedroom with en suite bathroom
- Bi-folding doors leading to a large, beautifully maintained garden
- Separate utility room providing extra storage and laundry space
- Located close to excellent schools and local amenities
- Four well-proportioned bedrooms plus a versatile loft room
- Stunning open-plan kitchen, dining, and lounge area
- Spacious reception rooms, offering flexible family living space
- Detached garage and driveway at the front offering ample off-street parking
- Council Tax Band E

**Guide Price £880,000**





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## DESCRIPTION

Located on one of Harrogate's most sought-after streets, Tewit Well Road, this beautifully presented semi-detached home offers a superb blend of space, style, and practicality – ideal for modern family living.

The property features four well-proportioned bedrooms, including a generous main bedroom with its own en suite bathroom. A thoughtfully converted loft room provides a versatile additional space – perfect as a fifth bedroom, home office, or guest suite.

Inside, there is spacious front facing lounge, offering flexibility for both formal and informal living. However, the standout feature of this home is the open-plan kitchen, dining and lounge area – a truly impressive space that forms the heart of the home. Designed for modern family life, it's flooded with natural light and opens via bi-folding doors onto the large, private garden – ideal for entertaining or relaxed everyday living, to the rear of the garden is a private gate for access to the railway station, schools and shops.

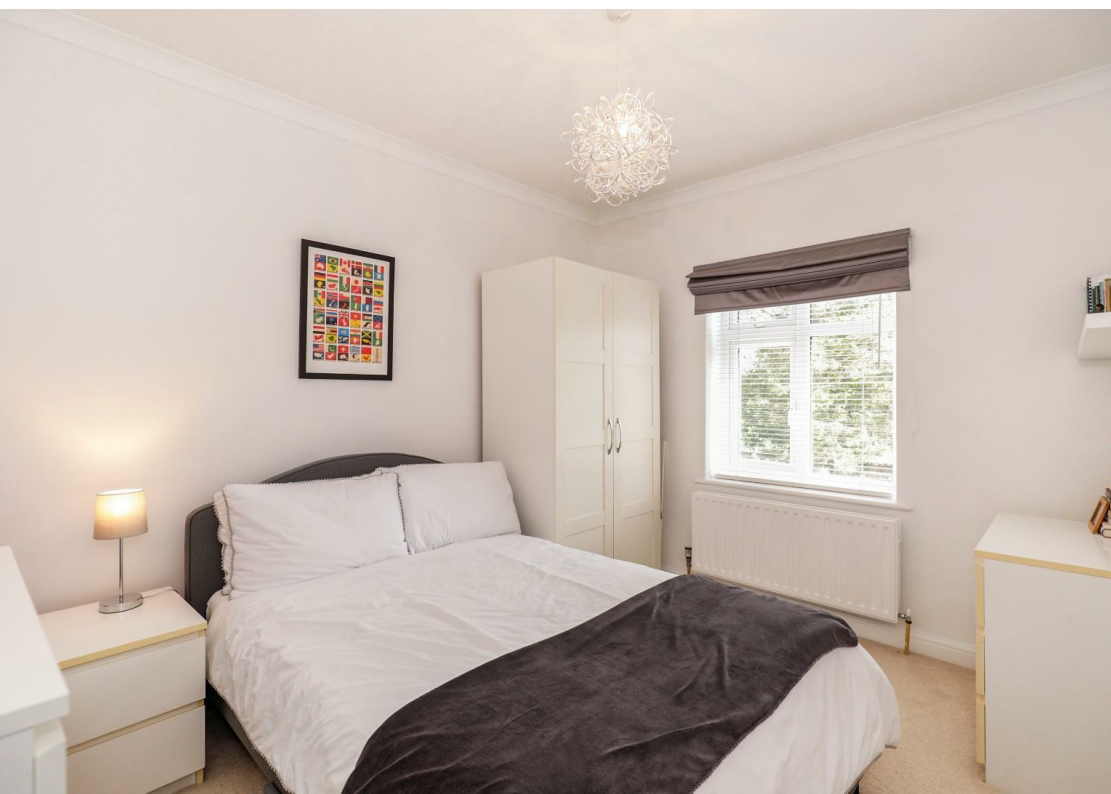
A separate utility room adds convenience, keeping laundry and storage neatly out of sight from the main living areas, along with a downstairs toilet.

Externally, the property benefits from a detached garage and a driveway at the front, providing convenient off-street parking and excellent storage options.

Finished to a high standard throughout, this home combines stylish interiors with thoughtful functionality, making it completely move-in ready. Ideally positioned close to excellent schools, green spaces, and Harrogate town centre, this is a rare opportunity to purchase a truly outstanding home in a highly sought-after location. Early viewing is highly recommended.

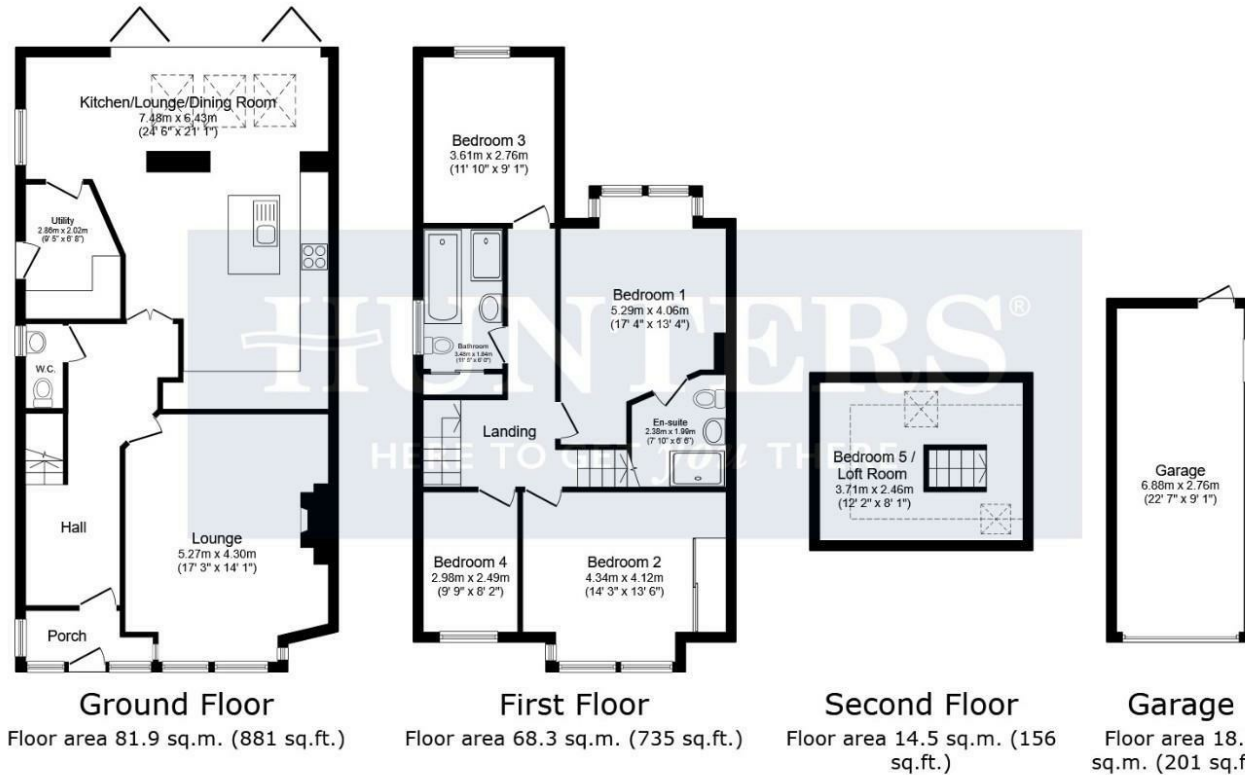








45, Tewit Well Road, Harrogate, HG2 8JJ, GB



Total floor area: 183.4 sq.m. (1,974 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

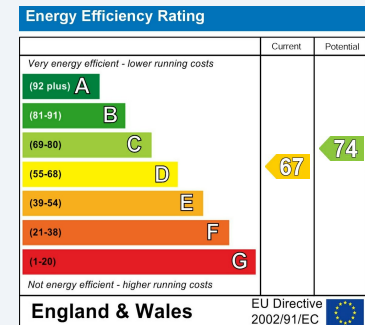
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.