

## Bachelor Gardens, Harrogate, HG1 3EA

- Attractive semi-detached family home situated on Bachelor Gardens
- Spacious open-plan living, kitchen, and dining area
- Cosy living area featuring a log-burning stove
- Underfloor heating to the ground floor and gas-fired central heating throughout
- Generous, private rear garden with artificial lawn, stone patio, and raised decking
- Four well-proportioned double bedrooms
- Stylish fitted kitchen with quality integrated appliances
- Bi-folding doors open to a raised decking area
- Private driveway for off road parking
- Council Tax Band C

**Offers Over £400,000**





# Bachelor Gardens, Harrogate, HG1 3EA

## DESCRIPTION

Located on Bachelor Gardens, this semi detached house with four well-proportioned bedrooms and spacious open-plan living, this property is ideal for families and is conveniently located within walking distance of local amenities and schools.

The home features gas-fired central heating, double glazing throughout, and underfloor heating to the ground floor. The accommodation briefly comprises: an entrance porch with stairs to the first floor, leading into a beautifully presented open-plan living, kitchen, and dining area. The space is decorated in neutral tones and includes a stylish fitted kitchen with quality integrated appliances, a large island, and a breakfast bar. The living area features a cosy log-burning stove and ample room for a dining table. Bi-folding doors open out to a raised decking area at the rear, and there is also a useful WC and a versatile playroom.

Upstairs, there are four generous double bedrooms offering excellent flexibility. The main bedroom enjoys a bay window and an en-suite bathroom with a bath, WC, and washbasin. The modern house bathroom includes a walk-in shower, WC, and washbasin.

Externally, the property benefits from a private driveway, a courtyard-style front garden, and side access to the rear. The rear garden is of an excellent size and offers great privacy, featuring an artificial lawn, stone-flagged patio, and raised decking area — perfect for outdoor entertaining.

EPC

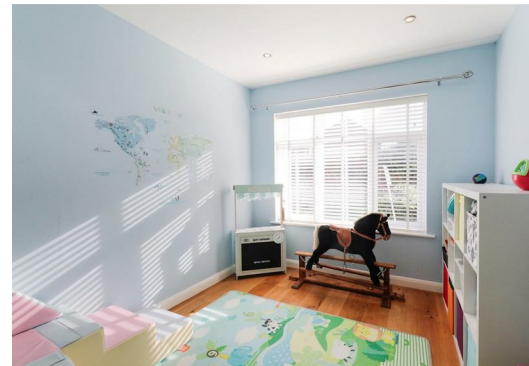
Energy rating D

This property produces 4.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

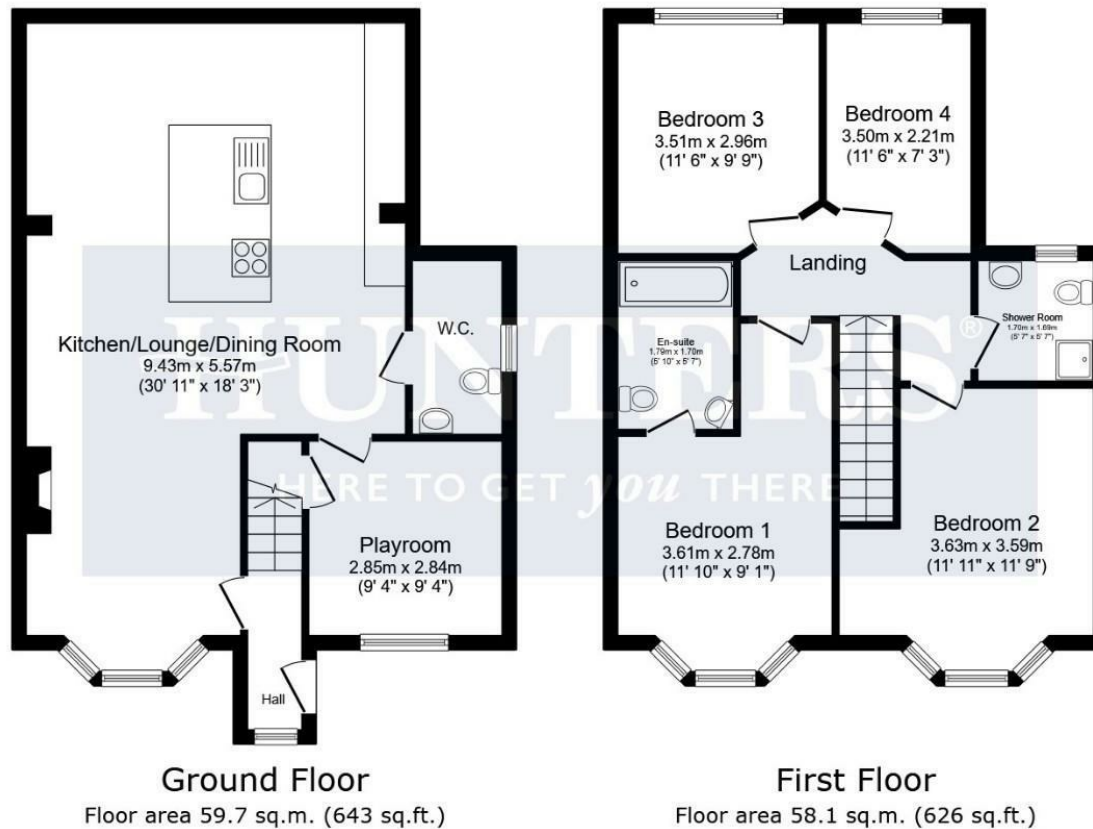








77, Bachelor Gardens, Harrogate, HG1 3EA, GB



Total floor area: 117.9 sq.m. (1,269 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)

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### 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

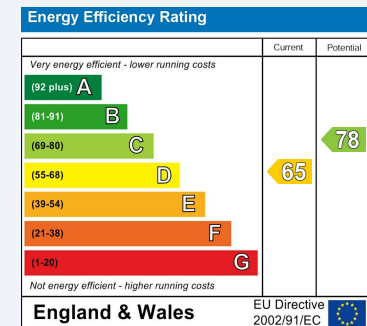
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## 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.

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