



## Wild Rose Drive, Harrogate, HG1 4FZ

- Located on the desirable Wild Rose Drive
- Main bedroom includes an en suite bathroom
- Modern kitchen and dining area
- Private back garden
- Driveway parking for two vehicles
- Three well-proportioned bedrooms
- Spacious and inviting reception room
- Convenient downstairs WC
- Detached garage offering additional storage
- Council Tax Band D

**Guide Price £475,000**



# Wild Rose Drive, Harrogate, HG1 4FZ

## DESCRIPTION

Located on Wild Rose Drive, this house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including bedroom one complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

The house features an inviting reception room, providing ample space for relaxation and entertaining guests. The modern kitchen and dining area create a warm and welcoming atmosphere, perfect for family meals or gatherings with friends. Additionally, a convenient downstairs WC adds to the practicality of the home.

Outside, you will find a private back garden, an ideal spot for enjoying the fresh air or hosting summer barbecues. The property also boasts a garage, providing extra storage space, along with a driveway that accommodates two vehicles, ensuring parking is never a concern.

With its desirable location in Harrogate, this house is not only a comfortable home but also a wonderful opportunity to enjoy the local amenities and beautiful surroundings. This property is a must-see for anyone looking to settle in a vibrant community.

EPC

Energy rating B

This property produces 1.4 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

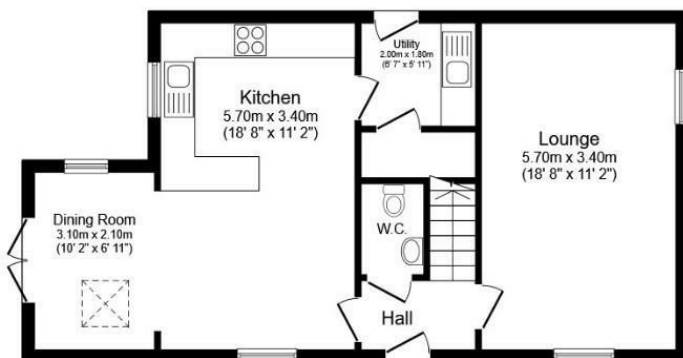
Council Tax Banding: D



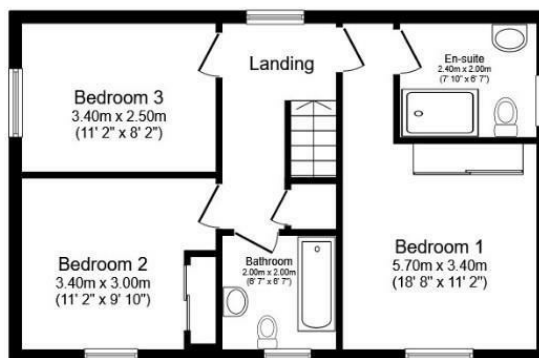




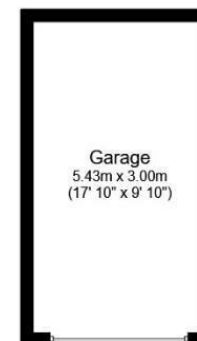




**Ground Floor**



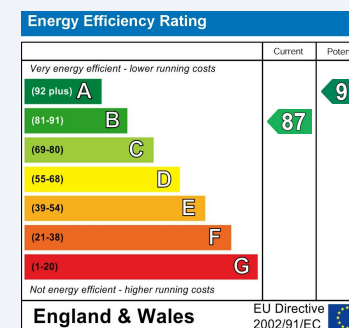
**First Floor**



**Garage**

## 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.

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Total floor area 125.4 sq.m. (1,350 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](http://www.focalagent.com)

### 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.