



## 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

**Offers Over £450,000**

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# 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

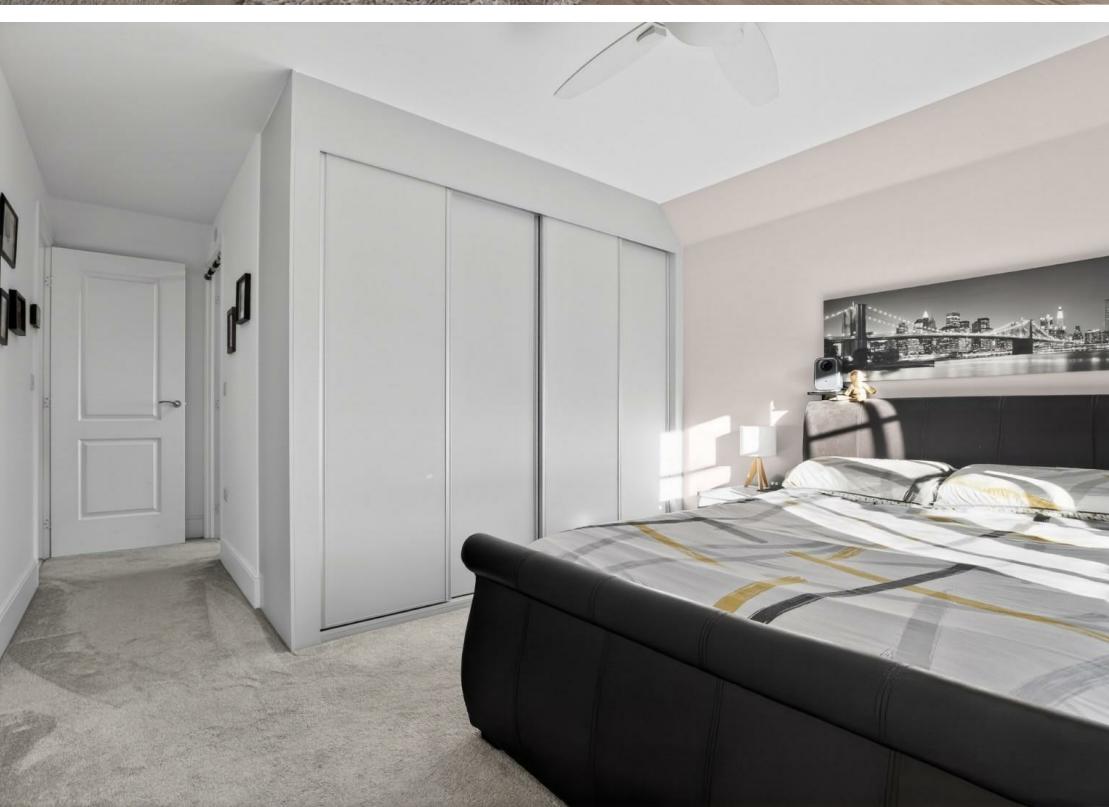
This property produces 1.4 tonnes of CO<sub>2</sub>

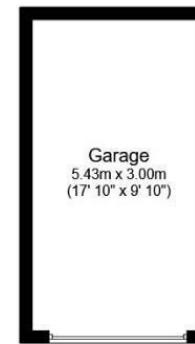
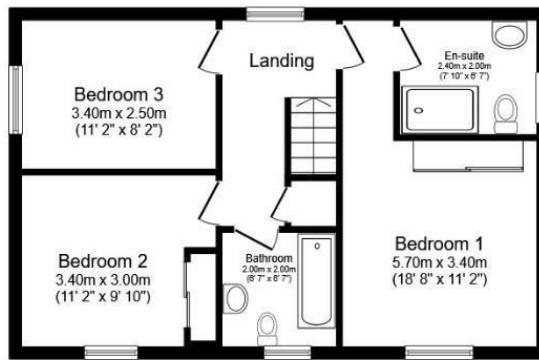
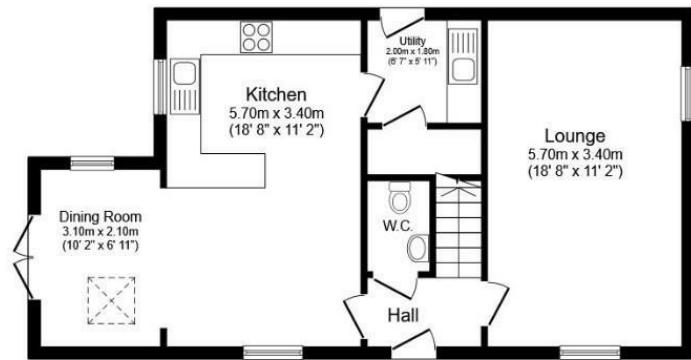
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D







## 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	97	
(81-91) B	87	
(69-80) C		
(55-68) D		
(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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