



Parklands View, Harrogate Offers In Excess Of £390,000

**** NO ONWARD CHAIN ****

An ideal opportunity for young and mature families to acquire this recently built and immaculately presented four bedroom detached house set within this highly regarded development, ideally positioned for both Harrogate and Knaresborough.

The property features a superb breakfast kitchen, as well as a master bedroom suite and a private lawned rear garden.



Accommodation

The property is entered via a double glazed front door into a reception hall having a staircase leading to the first floor accommodation and a single radiator.

The principal reception room is a spacious lounge located at the front of the house having twin radiators and a double glazed casement window to the front elevation overlooking the green. There is laminated flooring, a television aerial point and communication centre, and built-in understairs storage cupboard.

The feature room of the property is without doubt the open plan breakfast kitchen having a stylish range of contemporary base units to three sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards, and included within the sale is a built-in Electrolux oven, four point gas hob unit and a brushed stainless steel extractor canopy. The kitchen benefits from an integrated fridge freezer unit and built-in Electrolux dishwasher.



uPVC framed double glazed French doors lead out onto the rear gardens beyond. The kitchen includes twin radiators and provides ample space for a freestanding breakfast table.

Located off the kitchen is a separate utility room with an additional range of kitchen matching high and low level storage cupboards, fitted worktop and recess with plumbing for a washing machine. The utility room has a single radiator and houses the gas fired central heating boiler.



There is a downstairs cloakroom having a low flush WC, corner wash hand basin with tiled splashbacks and radiator.

The first floor landing has a built-in linen cupboard, built-in wardrobe, single radiator and loft hatch.

The master bedroom is located at the front having a radiator, thermostatic control panel and television aerial point. There is an ensuite shower room, having a contemporary WC, wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks. The ensuite also benefits from a heated chrome towel rail and extractor fan.

The property has three further generous bedrooms, all of which come with radiators and uPVC framed double glazed casement windows.



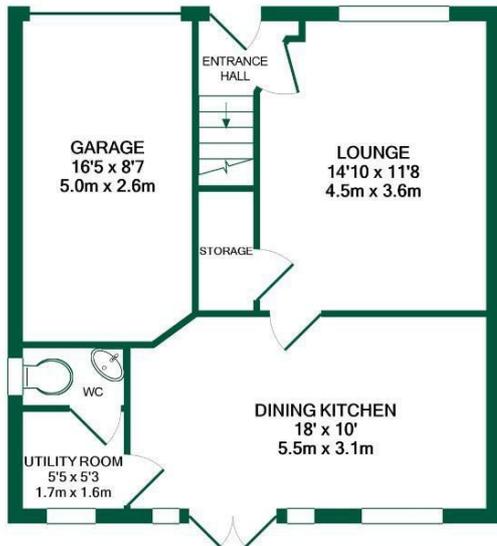
Finally there is a house bathroom having a low flush WC, wash hand basin and an inset panelled bath with a wall mounted Mira shower attachment and full height tiled surround. There is a heated chrome towel rail and extractor fan.

To the Outside

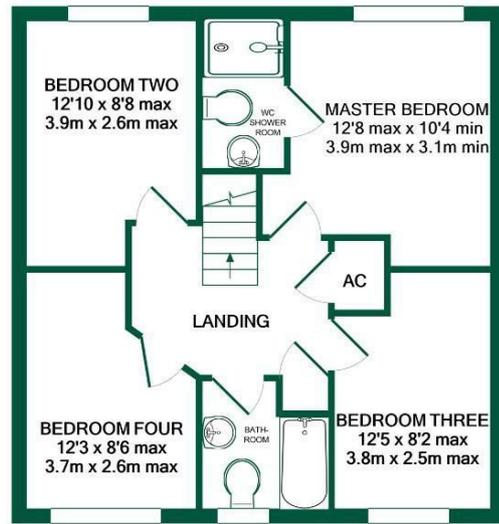
The property is situated towards the end of the cul-de-sac, being accessed directly off Parklands View onto a blocked paved driveway which provides off-street parking for two vehicles. The driveway in turn accesses the integral single garage which has an up and over garage door and is equipped with electric light and power, and an electric car charging point.



Adjoining the rear elevation is a flagged patio which steps out onto a rectangular garden beyond being laid to lawn with surrounding fenced boundaries. There are two separate vegetable beds and the rear garden is mostly private, creating the ideal family environment. Crucially the property benefits from gas fired central heating throughout and is being offered for sale with both vacant possession and no onward chain. An early inspection is strongly recommended.



GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)

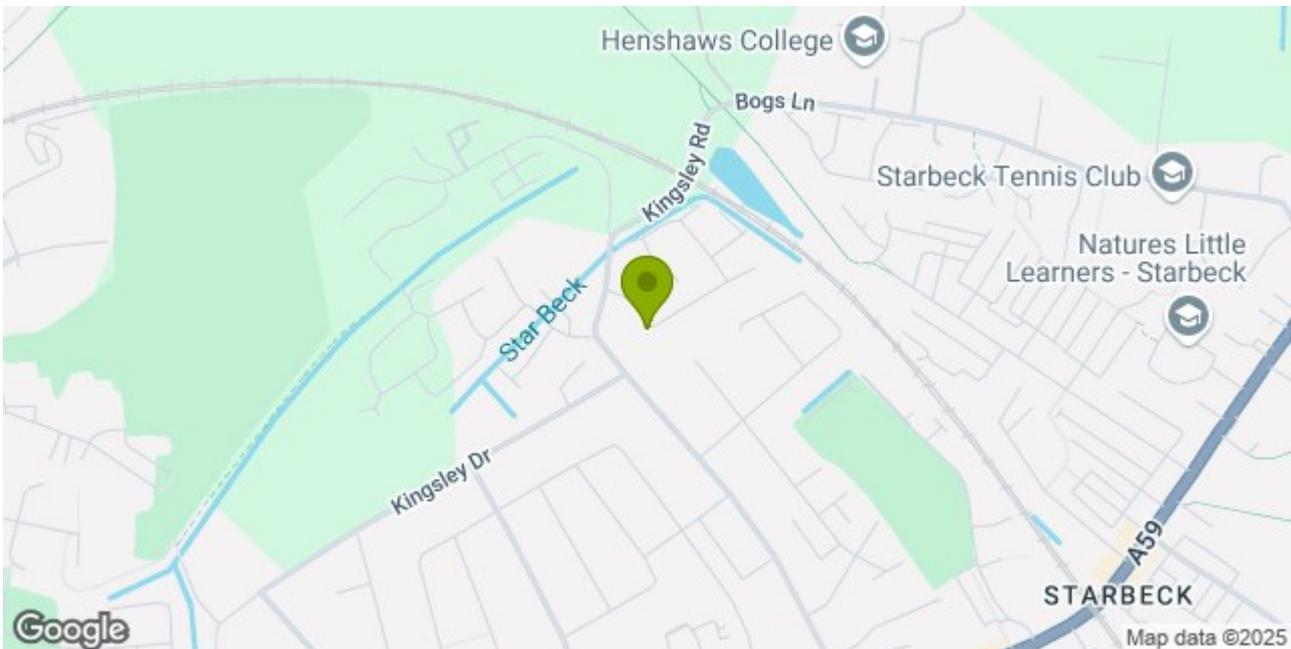


FIRST FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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