



**4 WILLOW GARDENS
HARROGATE**

£975,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

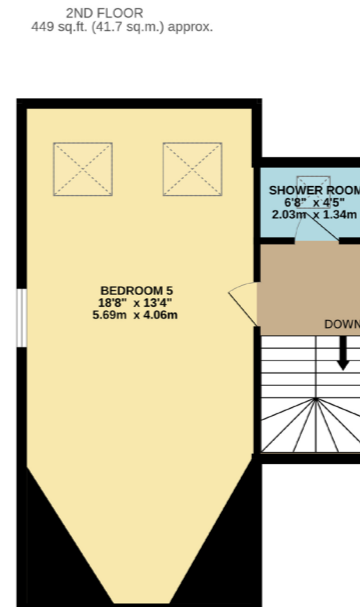
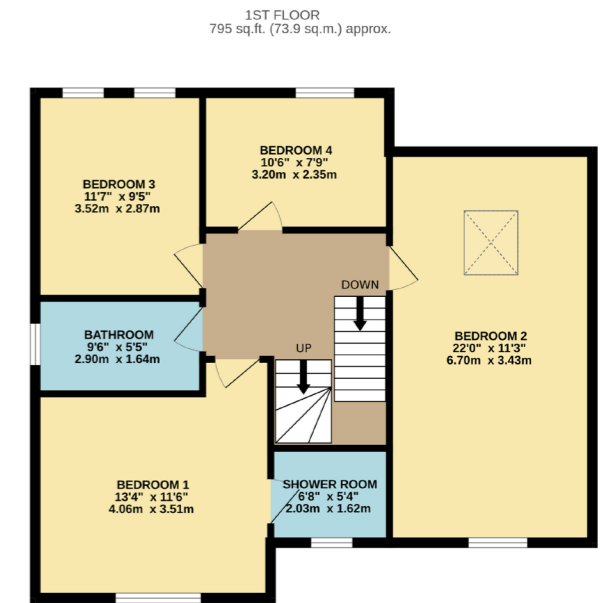
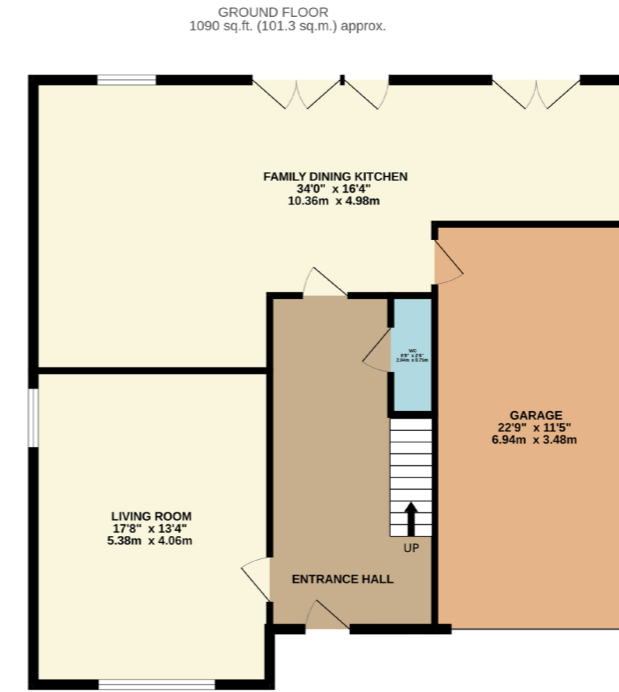
These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented, recently constructed, detached family property on a private estate on a resident only road. Situated to the favoured south side of Harrogate the property is within easy walking distance of various secondary schools and a short distance from the town centre.

The property offers spacious, well planned accommodation over three floors, with some rooms having views over playing fields, and truly requires an internal inspection to appreciate the accommodation which has the benefit of double glazing and central heating and comprises: Large entrance hall with media cupboard, cloakroom with wc, spacious living room, superb open plan family dining kitchen with hand made kitchen cabinetry and quartz worktops, integrated appliances and bi-folding doors to the rear gardens.

To the first floor are four bedrooms, en-suite shower room and luxury, fully tiled bathroom. On the second floor is an extremely large bedroom with sitting area and separate shower room.

- 5 BEDROOMS**
- 2 RECEPTION ROOMS**
- 3 BATHROOMS**
- COUNCIL TAX: G**
- ENERGY RATING: B**
- TENURE: FREEHOLD**



TOTAL FLOOR AREA : 2334 sq.ft. (216.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

To the front of the property is off street parking for two vehicles leading to the garage.

A lawned garden area and side pathway lead to the rear of the property where there is a flagged patio, good sized lawned gardens and boundary fencing.

Integral Garage **22'9" x 11'5"**



DIRECTIONS - HG2 9NZ

From Harrogate take the Otley Road and at the traffic lights turn left into Pannal Ash Road. At the roundabout take the first exit into Green Lane where Willow Gardens is on the left hand side.

AGENT'S NOTE

The property is currently tenanted. The photographs are from a previous occupier.

APPROXIMATE DISTANCES

Town Centre	1.4 miles
Railway Station	1.2 miles
Bus Route	200 metres
Airport	11 miles



INSIDE

GROUND FLOOR

Entrance Hall	
Living Room	17'8" x 13'4"
Family Dining Kitchen	34'0" x 16'4"
Cloakroom/WC	6'8" x 2'6"





FIRST FLOOR

- Landing
- Bedroom One 13'4" x 11'6"
- En-suite Shower Room 6'8" x 5'4"
- Bedroom Two 22' x 11'3"
- Bedroom Three 11'7" x 9'5"
- Bedroom Four 10'6" x 7'9"
- House Bathroom 9'6" x 5'5"

SECOND FLOOR

- Bedroom Five 18'8" x 13'4"
- Shower Room 6'8" x 4'5"

