

4 WILLOW GARDENS
HARROGATE
HG2 9NZ



NICHOLLS
TYREMAN

4 WILLOW GARDENS | HARROGATE | HG2 9NZ

A beautifully presented, recently constructed, detached family property on a private estate on a resident only road.

Entrance Hall | Living Room | Family Dining Kitchen | Cloakroom with wc

Five Bedrooms | En-suite Shower Room | House Bathroom | House Shower Room

Gardens | Integral Garage

Council Tax: G | Energy Rating: B | Tenure: Freehold

£850,000

AGENT'S NOTE: The property is currently tenanted. The photographs are from a previous occupier.





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.

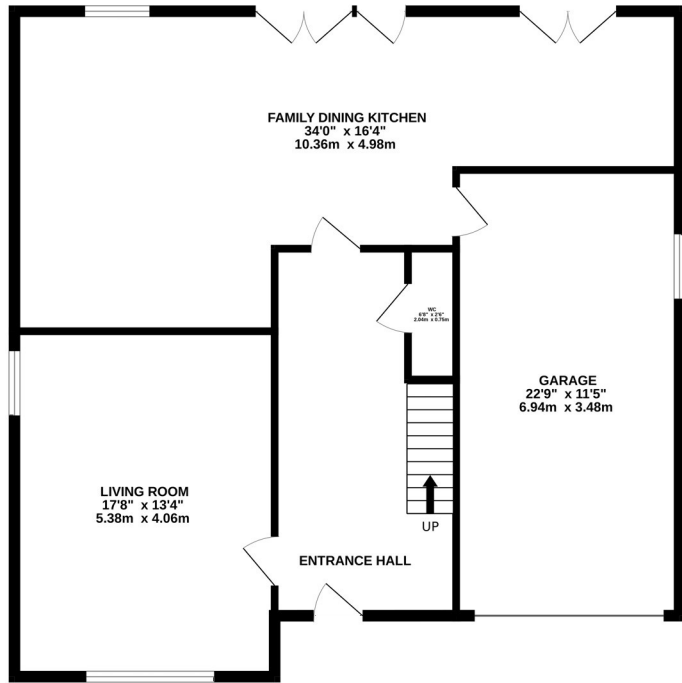


OUTSIDE

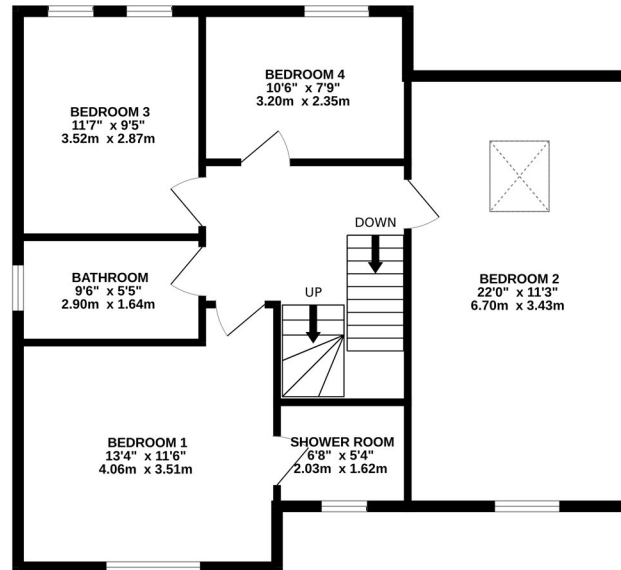
To the front of the property is off street parking for two vehicles leading to the garage 22'9" x 11'5".

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.

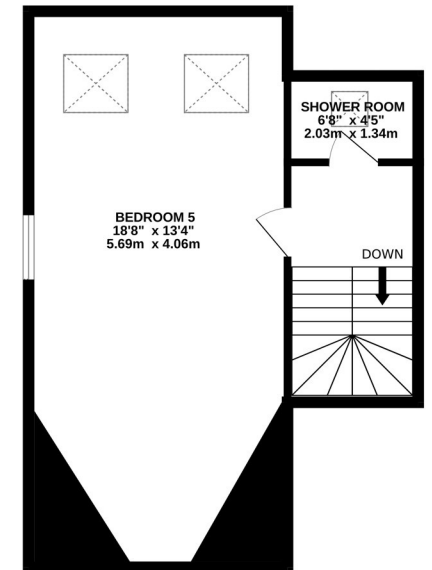
GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2334 sq.ft. (216.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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