

85 HUTTON GATE
HARROGATE
HG2 9QG



NICHOLLS
TYREMAN

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A fantastic opportunity to purchase this spacious four-bedroom town house situated in a sought-after residential area on the south side of Harrogate, located within walking distance of popular schools such as Rossett Acre Primary School and Harrogate Grammar School. The property also benefits from its proximity to the array of shops on Leeds Road and Harrogate Town Centre.

Entrance Hall | Dining Kitchen | Living Room | Utility Room | Cloakroom/wc

Four Bedrooms | En-Suite Shower Room | House Bathroom

Garden | Store | Driveway Parking

Council Tax: E | Energy Rating: D | Tenure: Freehold

£450,000





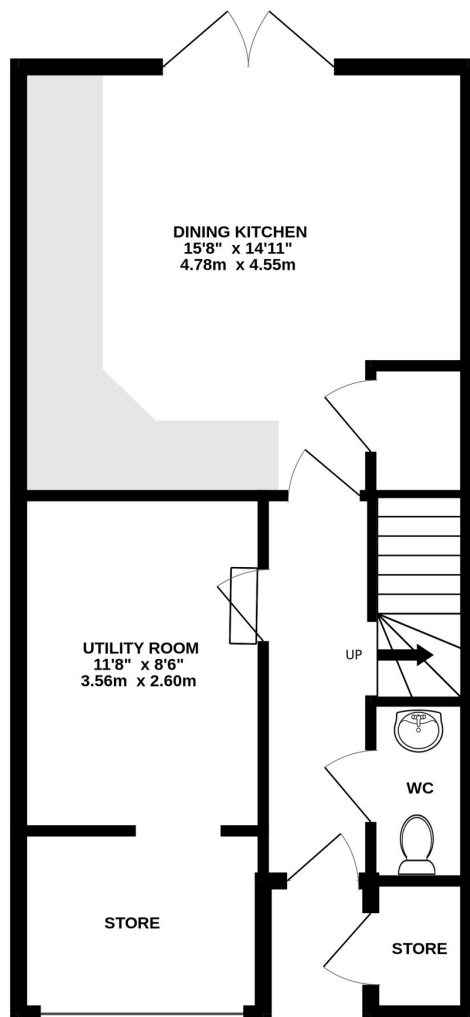
The property is offered with gas fired central heating and double glazing throughout and briefly comprises; entrance hall with W.C, modern dining kitchen offering built in appliances with patio doors leading out into the garden, there is also a useful utility room and storage room off the main hallway (previously a single garage so this could be easily re-instated). The first floor offers a spacious living room with Juliet balcony to the front of the property and at the rear is the large main bedroom which benefits from an en-suite shower room and Juliet balcony looking over the garden at the rear.

The second floor offers three further bedrooms, two double bedrooms and one good sized single room along with the house bathroom which comprises; bath with shower over the top, wash basin and w.c.

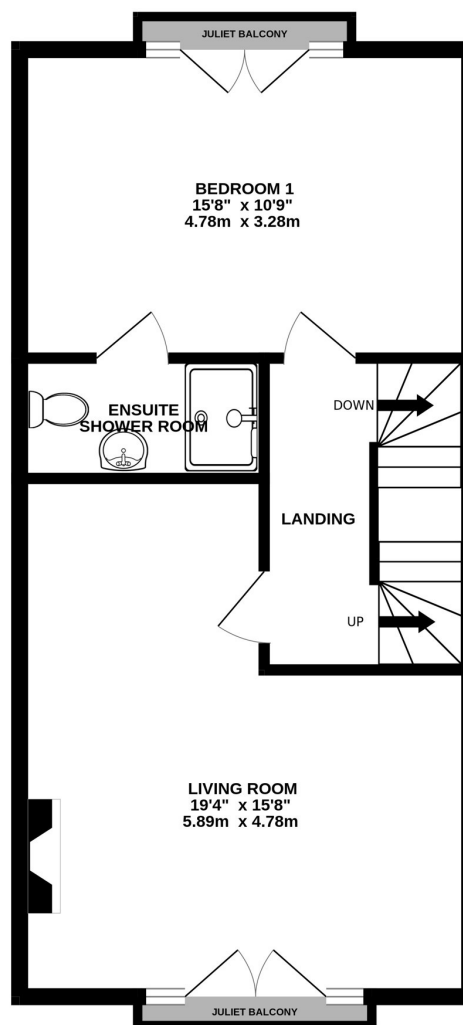
Externally the property benefits from a driveway for two cars at the front and at the rear a lovely garden featuring a decking area, lawned area and flower beds.



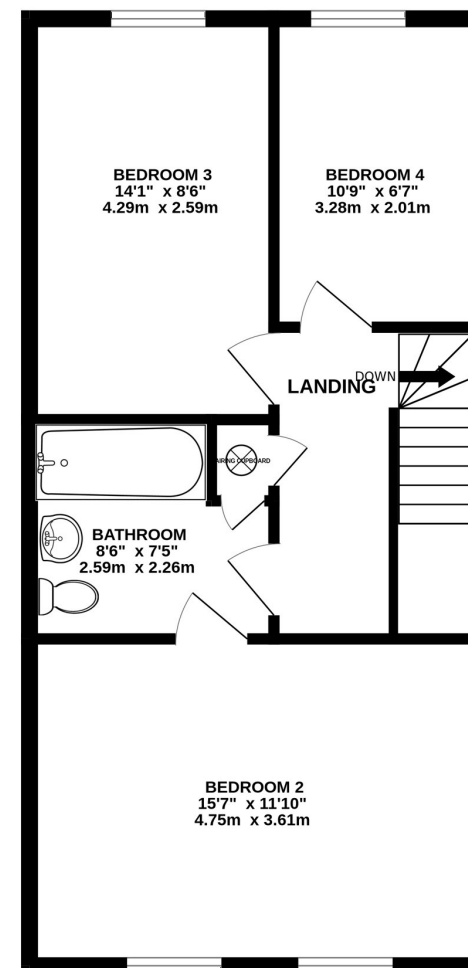
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

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.