



Total area: approx. 197.6 sq. metres (2126.9 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate.
Plan produced using PlanUp.

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.



**39 WILLOW DRIVE
HARROGATE, HG3 1FY**

£820,000

39 WILLOW DRIVE | HARROGATE | HG3 1FY

A fantastic opportunity to purchase this beautifully appointment family home located in a high quality development on the popular south side of Harrogate.

Entrance Hall | Sitting Room | Dining Kitchen | Study | Utility Room | Cloakroom with wc

Five Bedrooms | Two En-suite Shower Rooms | House Bathroom

Gardens to Front & Rear | Integral Garage

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



This modern home built in 2022 offers generous accommodation throughout including five double bedrooms and quality fixtures and fittings. It is located conveniently for access to Harrogate town centre and well regarded schools as well as being in touching distance of the countryside, the property is also well placed for commuting to Leeds.

Offered with gas fired central heating and double glazing throughout this spacious home briefly comprises; entrance hall with stairs leading to the first floor and storage cupboard, open-plan kitchen, dining and living area featuring modern fitted units with Silestone worktops and breakfast bar along with a range of integrated Bosch appliances, a utility room with fitted units is located just off the kitchen with another entrance door. A separate sitting room offers another entertaining space with built in media wall with fitted shelving and LED lighting along with contemporary electric fire. Sonos ceiling speakers provide surround sound. A further room downstairs provides an excellent office space and there is a modern cloakroom with wc and wash basin.

The first floor provides five double bedrooms, three having fitted wardrobes, and three bathrooms spaces. The main bedroom is the largest room and has an en-suite shower room and built in floor to ceiling wardrobes, a further bedroom is also offered with built in wardrobes and en-suite shower room making it the perfect guest bedroom. Three more bedrooms benefit from the house bathroom which comprises separate bath and shower, wc and wash basin.

Externally the property is approached by a double width driveway leading to an integral double garage, there is a lawned area at the front of house with side path and gate leading to the rear garden. The rear garden is a large space with a stone flagged patio perfect for a outdoor furniture and the rest of the garden is laid to lawn.

