



ROWAN CLOSE

**£265,000**



**ANDREW HILL**

## Rowan Close

3 Rowan Close, Harrogate, North Yorkshire, HG1 4GU

An impressive modern semi detached house revealing deceptively spacious accommodation, well presented throughout and warranting an internal viewing.

The generously proportioned living space includes a good sized sitting room, fitted kitchen with dining area, downstairs cloakroom/W.C., 2 double bedrooms and bathroom with modern white suite.

Open plan lawned front garden and an good sized enclosed rear garden with lawn and paved patio. Tarmac drive at the side providing off street parking.

The property occupies a cul de sac position tucked away within this smart modern development in a lovely setting bordering beautiful open countryside close to the Nidd Gorge. A very convenient location with nearby shops & amenities and a railway station.

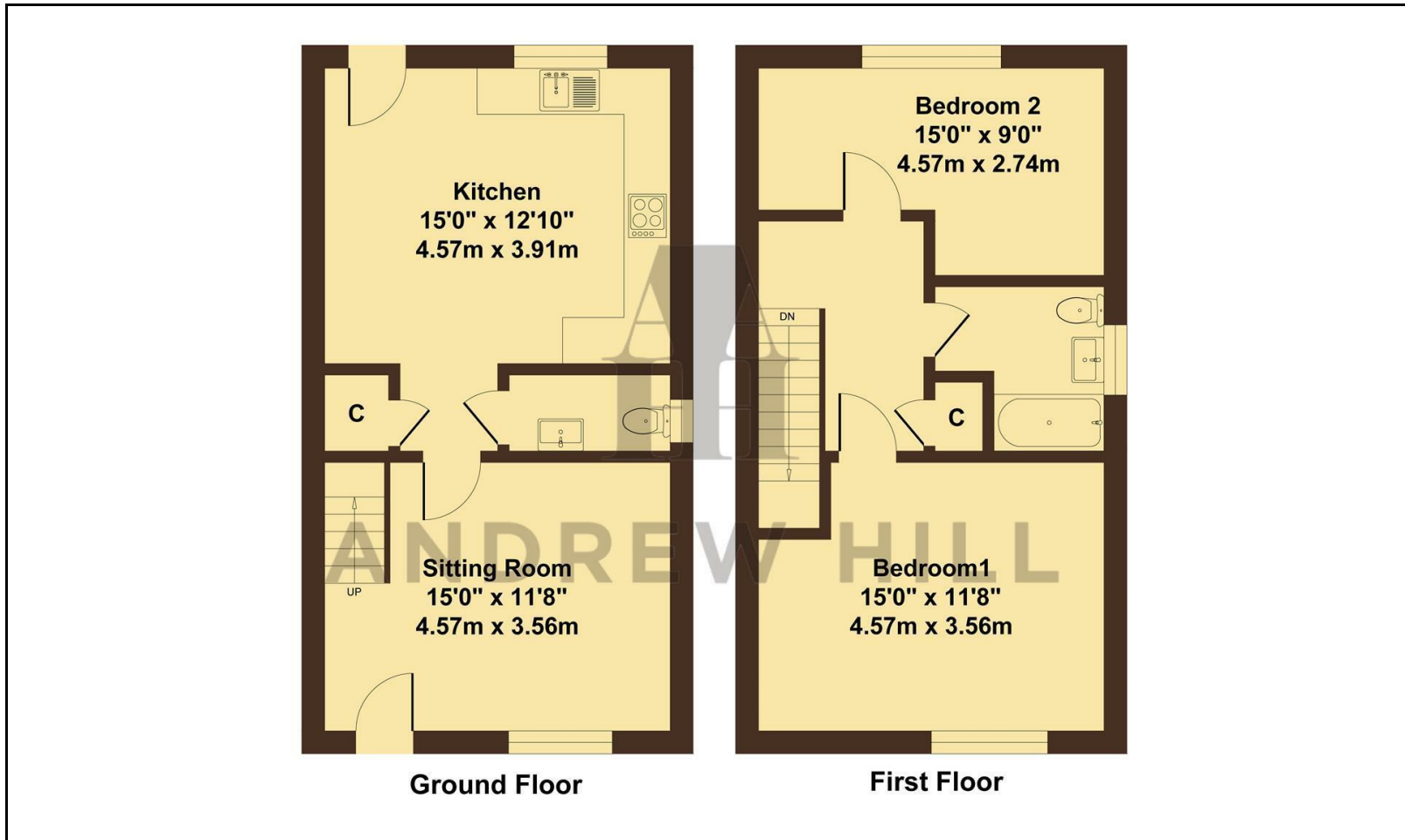




- Modern Semi Detached House
- Large Dining Kitchen
- Drive For Parking
- Great Location

- 2 Double Bedrooms
- Downstairs Cloakroom/W.C.
- Quiet Cul De Sac Position

- Good Sized Sitting Room
- Enclosed Rear Garden
- Well Presented throughout



Services

- Mains services connected.
- Gas central heating.
- Sealed unit double glazing.
- Solar panels.
- EPC rating B.
- Council tax band B.

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