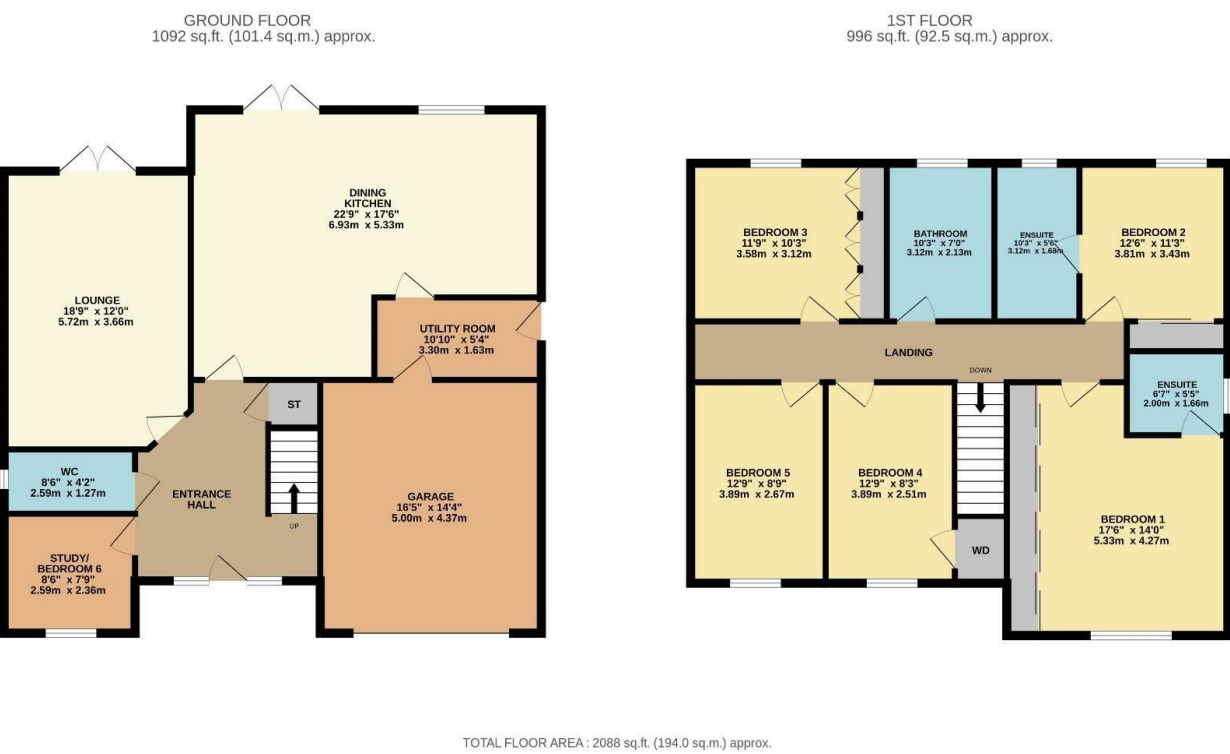
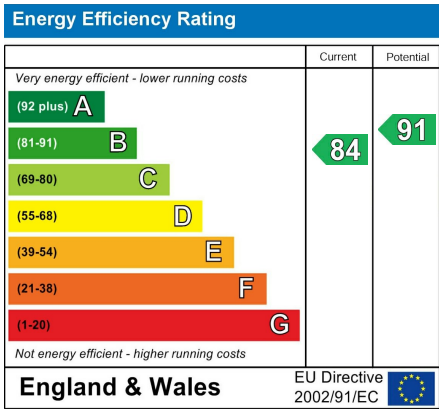


Floor Plan



Energy Performance Certificate



Directions

From Prince of Wales roundabout proceed out of Harrogate on Otley Road passing Harrogate Grammar School on your left hand side, go through the first set of lights then turn left at the next set of lights onto Pannal Ash Drive. Follow the road up to the roundabout and take the third exit onto Whinney lane. At the next roundabout take the first exit onto Willow Drive where the property is found on your left hand side.

Council Tax Band G Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£825,000

13 Willow Drive, Harrogate, HG3 1FY

5 Bedroom House - Detached

**Offered with NO CHAIN, this immaculately presented five double bedroom plus study, detached family home is superbly positioned within a quiet and peaceful cul-de-sac on the highly desirable south-west side of Harrogate. The property provides spacious and versatile living accommodation throughout and is ideally located within the catchment area of highly regarded local schools.**



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net



Description

The Property

A rare opportunity to acquire a fantastic top quality family home benefitting from multiple upgrades throughout including flooring, kitchen appliances, worktops and bathroom fittings.

With gas fired central heating, double glazing throughout the living accommodation comprises; spacious entrance hall, an office/study to the left and the downstairs w/c, superb sized lounge with double doors opening out onto the patio. The open plan living kitchen includes quartz worktops, Bosch appliances including fridge, freezer, dishwasher, double oven, gas hob with extractor, microwave, wine fridge, breakfast bar and dining area with double doors leading out onto the patio which creates a fantastic entertaining space. There is a separate utility room with space for washing machine and tumble dryer, side access door leading out onto a path which leads to both the front and rear of the property. From the utility there is also an integral door leading into the double garage, with an electric garage door.

On the first floor the landing leads to the large master bedroom with open views and an ensuite shower room with Vilroy & Boch sanitary ware including a walk in shower, w/c and hand basin. Second double bedroom with ensuite shower room again with walk in shower, w/c, hand basin centrally heated towel rail. Two further double bedrooms, great sized fifth bedroom with useful storage cupboard and then the house bathroom with separate bath, walk in shower, w/c and hand basin. On the landing there is also a large storage cupboard.

Outside

Outside to the front of the property is a shared driveway leading to your personal drive offering off street parking for two vehicles and leads to the double garage which has power, lighting and fast electric vehicle charging point. There is a covered porch area by the front door and also a shaped lawn creating an attractive approach. To the rear is a fully enclosed garden with a good sized lawn, a flagged patio creating a pleasant seating area.

Surrounding Area

Benefitting from a superb location on the ever popular South West side of Harrogate with a superb range of amenities, countryside walks and fantastic Primary and Secondary schooling options close by. With a short drive into Harrogate's town centre you can enjoy thee are a variety of shops, bars and restaurants with great transport links to Leeds, York and London via train, easy access onto Harrogate bypass leading to the A1M and on the right side of town for Leeds Bradford airport.

