



## Fawcett Drive, , Harrogate, HG1 4FE

- Five Bedrooms
- Built in Wardrobes
- Two Parking Spaces
- Council Tax Band E
- Three Bathrooms
- Spacious Garden
- EPC Rating B

**£2,250 Per Month**

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# Fawcett Drive, , Harrogate, HG1 4FE

## DESCRIPTION

Located in Fawcett Drive, Harrogate, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Built in 2016, this new build property provides ample space for families or those seeking a little extra room.

The house boasts five spacious bedrooms, each thoughtfully designed with built-in wardrobes, ensuring that storage is never a concern. The master bedroom features a convenient en-suite, while two additional family bathrooms and a downstairs toilet cater to the needs of a busy household.

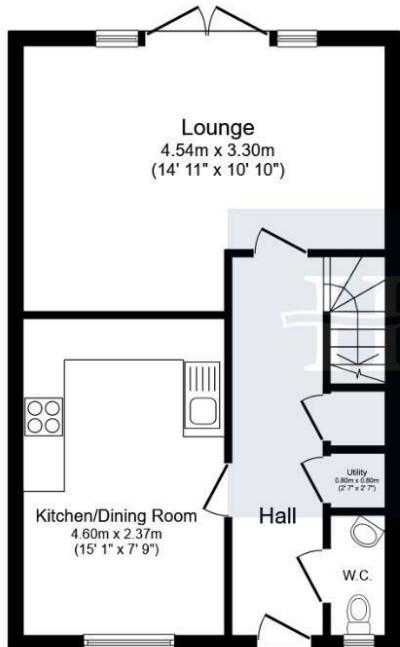
The heart of the home is a bright and inviting reception room, perfect for relaxation or entertaining guests. The modern design throughout the property creates a warm and welcoming atmosphere, making it easy to envision yourself living here.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. With shed access, you will have the perfect spot for storing tools or outdoor equipment. Additionally, the property includes two designated parking spaces at the front of the property, a valuable feature in this sought-after area.

This home is not just a property; it is a lifestyle choice, offering the perfect setting for family life in the picturesque town of Harrogate. With its contemporary design and ample amenities, this mid-terrace house is an opportunity not to be missed.

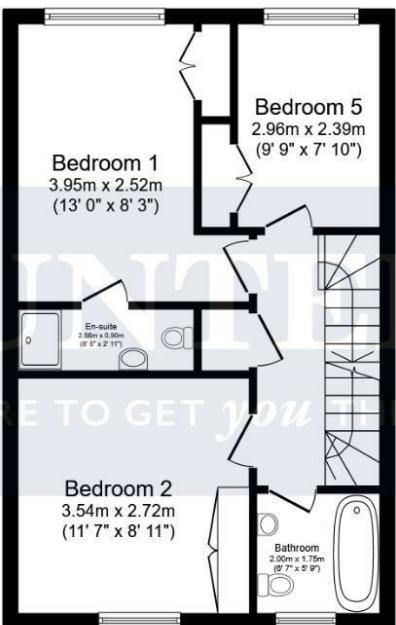






Ground Floor

Floor area 45.0 sq.m. (484 sq.ft.)



First Floor

Floor area 45.0 sq.m. (484 sq.ft.)

Total floor area: 129.1 sq.m. (1,390 sq.ft.)

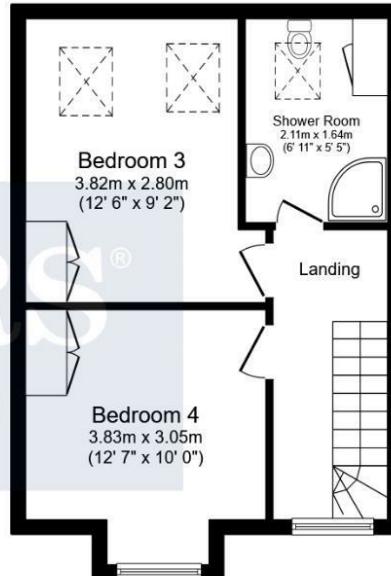
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

Please contact [harrogatelettings@hunters.com](mailto:harrogatelettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

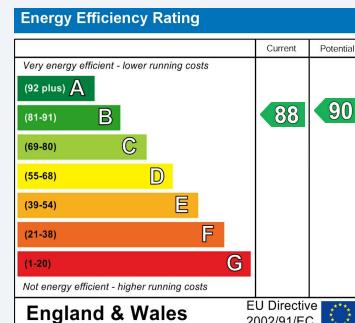


Second Floor

Floor area 39.2 sq.m. (422 sq.ft.)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.