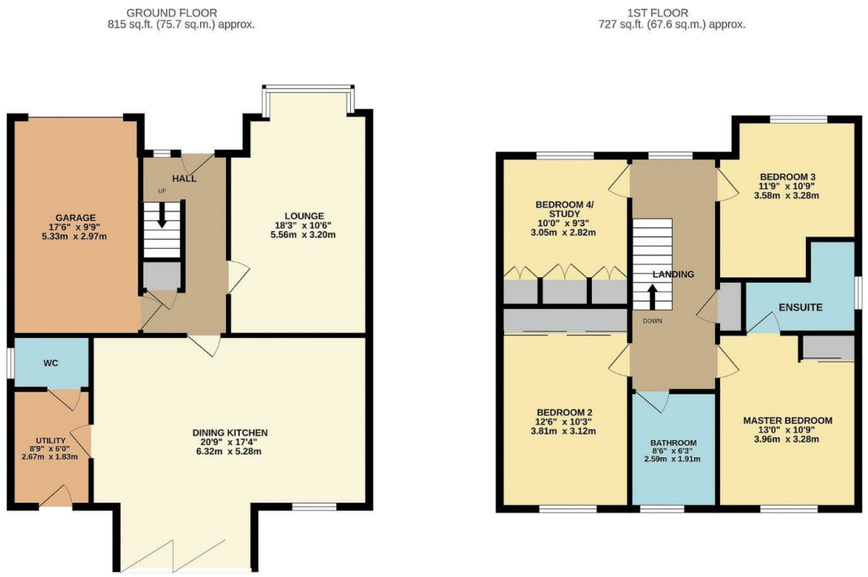
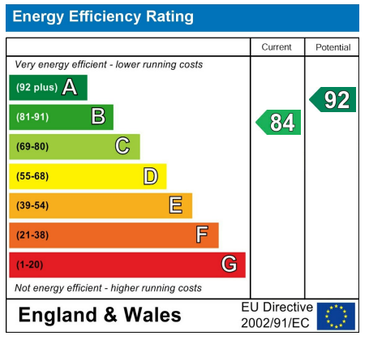
Floor Plan



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate up Otley Road and turn left into Pannal Ash Road. At the Ashville College roundabout, take the third turning onto Whinney Lane. Proceed down the hill to the roundabout turning into Willow Drive. Whitebeam Grove is a cul-de-sac to your right where the property is clearly marked by a Hopkinsons for sale board on the left left-hand side.

Council Tax Band F 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.

£579,500

6 Whitebeam Grove, Harrogate, HG3 1GF

4 Bedroom House - Detached

A stunningly presented detached 4 bedroomed family home that has had significant quality improvements occupying a delightful plot with south facing landscape gardens. Internal inspection strongly recommended.

HOPKINSONS
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16 Princes Street, Harrogate, HG1 1NH
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Description

With gas fired central heating and low maintenance double glazed windows the property features the best interior we have marketed in years!! With a covered entrance the property features Amtico flooring to the reception hall into dinning kiichem area and utility room. It offers a useful understairs storage and access to an integral single garage with an Ideal Combi boiler, water tap and an EV charging point.

There is a bay fronted lounge and a superb feature open plan living dining kitchen which features bifold doors to the rear garden. There are a good range of stylish storage cupboards with matching door frames that conceal a dishwasher and fridge /freezer. There is a double oven and Combi microwave oven. Additionally there is a built in extractor set over a 4 ring induction hob. There is a separate utility room and guest cloakroom/wc.

The first floor is approached from an upgraded glass and light oak staircase. There is a pulldown ladder into a part boarded roof void. There is a Master bedroom with Hammond fitted wardrobes and a luxury ensuite shower room with twin headed Aqualisa shower, towel warmer and vanity unit.. There are three further double bedrooms, two of which incorporate Hammonds fitted wardrobes. There is a stylish house bathroom with walk-in Aqualisa twin headed shower Villeroy and Boch suite incorporating a bath, vanity unit and toilet.

Outside the property features a double width driveway and low maintenance well stocked gardens. At the rear there is a landscaped shaped lawned garden with private sitting areas, side gate, water tap and electric points

A beautiful portico sun cover offers a great additional sitting area which is remotely controlled with a retractable roof and two sides providing shelter from the wind, rain and sun! There is a custom built summer house.

This stylish home is located in a peaceful cul-de-sac on the favoured south side of Harrogate. Harrogate offers a good choice of schooling for all age groups and has a good road and rail network connecting the traveller and commuter to Leeds, York and London.