



63 Hutton Gate, Harrogate, North Yorkshire, HG2 9QG

£370,000

Fixed Price

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A spacious and well-presented three/four bedroom town house offering well-proportioned accommodation, in this popular and convenient location on the south side of Harrogate.

The property has an advantage of parking and a single garage, together with an attractive south-facing garden. The accommodation is arranged over three levels and has two reception rooms together with a stylish fitted kitchen, downstairs WC, three bedrooms, en-suite shower room and bathroom.

The property forms part of this modern development situated in a most convenient location on the south side of Harrogate close to popular local schools and amenities.





GROUND FLOOR ENTRANCE HALL

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with gas hob, double oven, integrated fridge / freezer, drinks fridge, integrated dishwasher, washing machine and boiling- water tap.

FAMILY ROOM

A further reception room providing a dining or sitting area with windows and glazed doors overlooking the garden.

CLOAKROOM

With WC and washbasin set within a vanity unit.

FIRST FLOOR

SITTING ROOM

A spacious reception room with windows to front.

BEDROOM 1

A double bedroom with fitted wardrobes and windows to rear.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and large walk-in shower. Tiled walls and floor.

SECOND FLOOR

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A double bedroom with windows to rear.

BATHROOM

Modern white suite with WC, washbasin and bath with shower above. Tiled walls and floor.

OUTSIDE

To the rear of the property there is an attractive garden with lawn, patio and well-stocked borders. Single garage and off-road parking space.

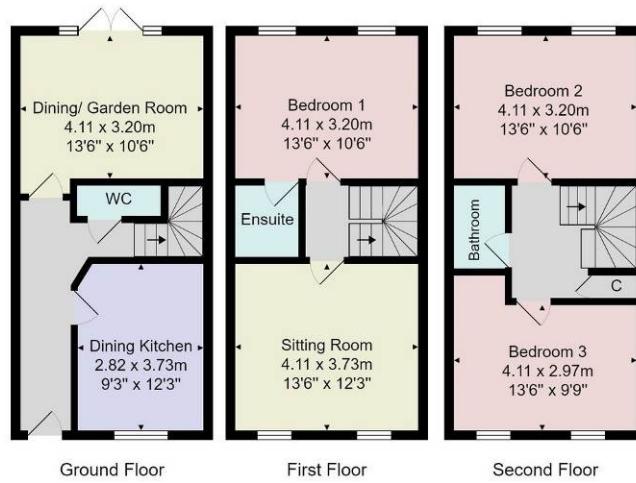
AGENTS NOTE

Bedroom 2 was originally 2 bedrooms and could easily be reversed back to create a 4th bedroom.

Tenure - Freehold

Council Tax Band - E





Total Area: 109.1 m² ... 1175 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-81)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			