







Hartwith Close, Harrogate, HG3 2XW

- Quiet residential cul-de-sac
- Spacious reception room
- Fitted kitchen units
- South-facing rear garden
- Close to local amenities, schools and parks
- Popular Harrogate location
- Open-plan kitchen with island
- Direct access to rear garden
- Private driveway parking

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Guide Price £265,000

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DESCRIPTION

Situated in the residential cul-de-sac of Hartwith Close, Harrogate, this three-bedroom house offers well-proportioned accommodation arranged over two floors, together with a south-facing rear garden and driveway parking.

The ground floor includes a spacious reception room, providing a comfortable main living space. The open kitchen area with island and fitted units leads out in into the impressive rear garden.

To the first floor are three bedrooms, all providing good flexibility for family accommodation, guests or use as a home office if required. The family bathroom is also located on this floor and serves the bedrooms.

To the outside, the property has a front driveway providing off-street parking. To the rear is a south-facing garden, which benefits from good levels of natural light and provides a private outdoor area for seating, gardening and general use.

Hartwith Close is a quiet residential setting within Harrogate, with a range of local amenities available nearby. The area also provides access to local schools, green spaces and the wider facilities of Harrogate, while the town centre is within convenient reach.

The property offers straightforward and versatile accommodation, with the south-facing garden and driveway parking providing useful additional features.







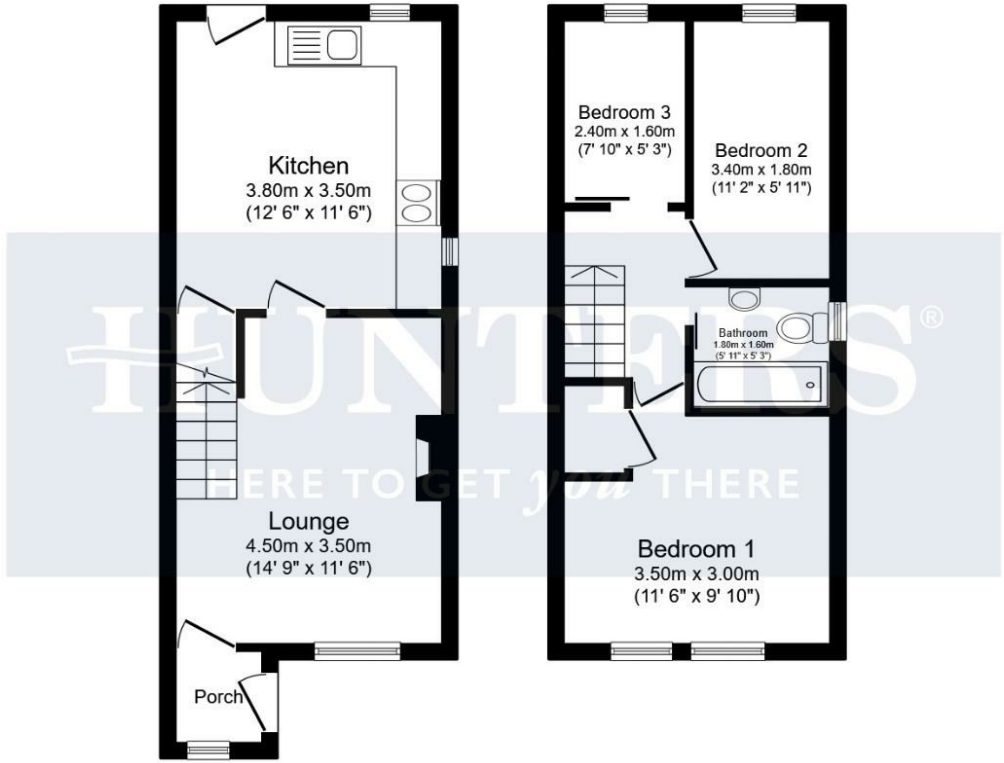












Total floor area 57.4 sq.m. (618 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io

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Viewings

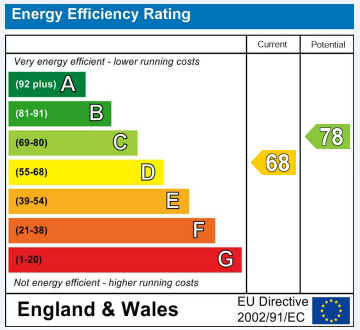
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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The Property Ombudsman

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