



9 Harebell Close, Harrogate, North Yorkshire, HG3 2SL

£360,000

Offers Over

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A beautifully modernised three-bedroom detached family home with stunning open-plan kitchen and living space, en-suite facilities and attractive gardens, situated in a delightful position adjoining woodland at the end of a quiet residential cul-de-sac.

This excellent home has been upgraded to a high standard by the current owners and offers stylish, well-planned accommodation ideal for modern family living. The property benefits from gas central heating and double glazing throughout, together with driveway parking, a detached garage and private gardens to both front and rear. The rear garden enjoys a particularly attractive and private aspect backing onto woodland, providing a peaceful setting.

Harebell Close is a quiet residential cul-de-sac on the north-western outskirts of Harrogate, well served by local shops, schools and amenities, and within easy reach of open countryside. Offered for sale with no onward chain.





GROUND FLOOR

The generous ground floor accommodation comprises a spacious sitting room with a rustic brick fireplace and gas fire, which opens through to a stunning open-plan dining kitchen.

This impressive space provides ample room for dining and everyday living, with glazed doors leading out to the garden. The stylish modern kitchen is fitted with a range of wall and base units and integrated appliances including an induction hob, oven, combination microwave/oven, dishwasher, washing machine, fridge/freezer and drinks fridge.

There is also a useful downstairs WC.

FIRST FLOOR

There are three good-sized bedrooms on the first floor, including the main bedroom which benefits from fitted wardrobes and an en-suite shower room.

The remaining bedrooms are served by a modern house bathroom comprising a bath with shower above.

OUTSIDE

A driveway provides off-road parking and leads to a detached garage with light and power.

To the rear is an attractive paved garden providing an excellent outdoor sitting and entertaining space, enjoying a delightful and private aspect backing directly onto adjoining woodland.

Tenure - Freehold

Council Tax Band - D





Total Area: 82.0 m² ... 883 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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		