



21 Pecketts Holt, Harrogate, North Yorkshire, HG1 3DY

£425,000

Offers Over

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A well-presented four-bedroom detached family home with driveway parking and a private rear garden, situated in the desirable Pecketts Holt area of Harrogate.

This excellent property provides spacious and flexible accommodation ideal for modern family living. The ground floor features two generous reception rooms and a stylish kitchen diner, while upstairs there are four good-sized double bedrooms and a modern family bathroom. Externally, the property enjoys a private enclosed garden and a driveway providing off-road parking.

Pecketts Holt is a sought-after residential area well served by excellent local amenities including shops, schools and public transport, and is just a short distance from Harrogate town centre whilst being on the edge of beautiful open countryside. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

A welcoming entrance hall providing access to the principal ground floor rooms.

SITTING ROOM

A spacious reception room with window to the front. Attractive fireplace with living-flame gas fire.

DINING ROOM / FAMILY ROOM

A further generous reception room providing versatile living space, ideal for formal dining or family use.

KITCHEN DINER

A modern kitchen with space for dining table, fitted with a range of contemporary wall and base units, worktops and integrated appliances including gas hob, integrated oven and microwave, fridge, freezer and dishwasher. Glazed doors lead to the garden.

UTILITY ROOM

With space and plumbing for a washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four generously sized double bedrooms on the first floor.

BATHROOM

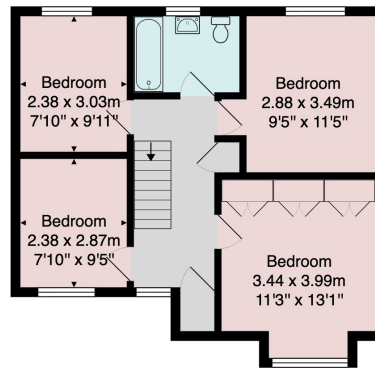
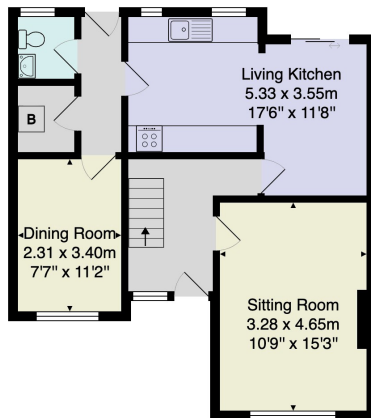
A modern family bathroom comprising WC, basin and bath with shower above.

OUTSIDE

A driveway provides off-road parking to the front of the property. To the rear there is a private enclosed garden with lawn and patio, offering an ideal outdoor sitting and entertaining space.

Tenure - Freehold

Council Tax Band - E



Ground Floor

First Floor

Total Area: 109.6 m² ... 1179 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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