



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

**£425,000**

Offers Over

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

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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.

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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.

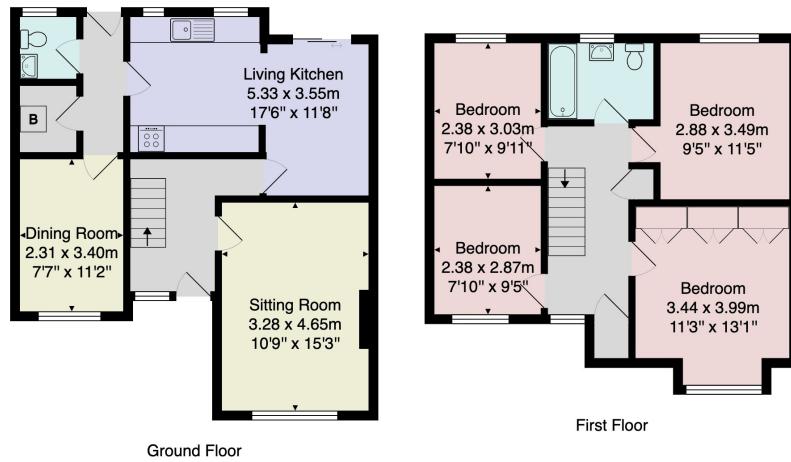
## **OUTSIDE**

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





Total Area: 109.6 m<sup>2</sup> ... 1179 ft<sup>2</sup>

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