

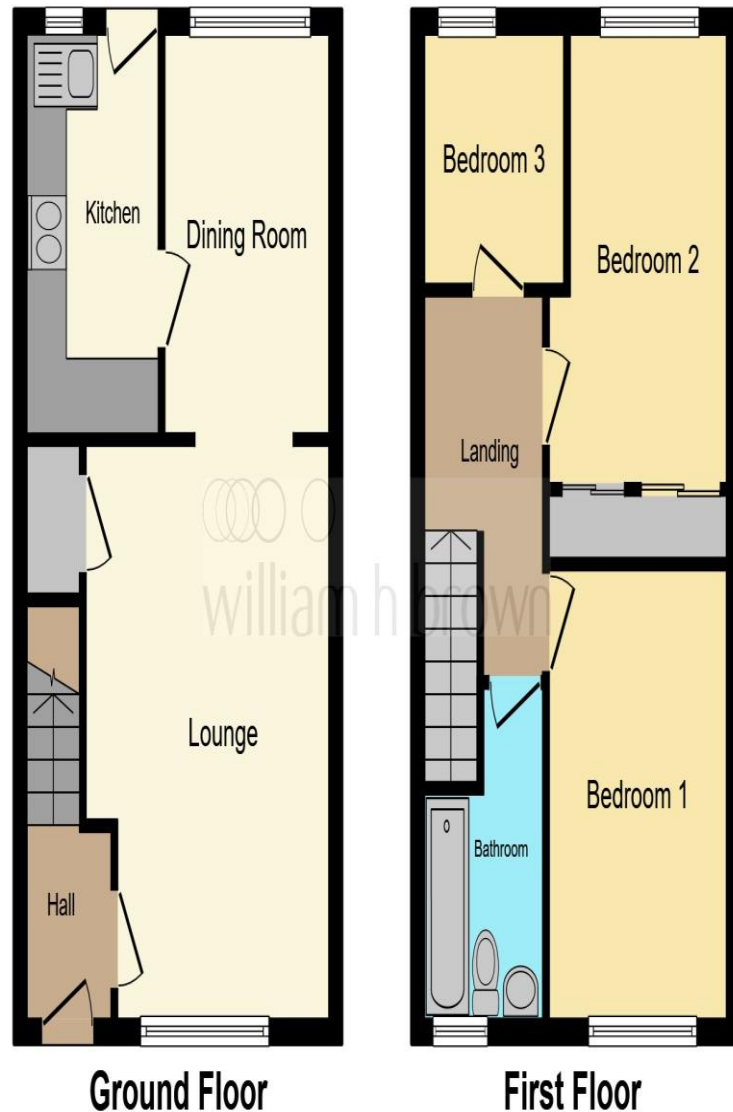


Park House Green, Harrogate HG1 3HW

welcome to
Park House Green, Harrogate

A stylish three-bed home with bright open-plan living, a stunning midnight-blue kitchen, generous gardens, and great transport links—perfect for first-time buyers and families. Call us on 01423 502 282 now!





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 www.focalagent.com



Entrance Hall

Lounge

13' 2" max x 12' 4" max (4.01m max x 3.76m max)

Dining Room

8' 3" max x 10' 4" max (2.51m max x 3.15m max)

Kitchen

11' max x 6' 11" max (3.35m max x 2.11m max)

Landing

Bedroom One

8' 11" max x 11' 10" max (2.72m max x 3.61m max)

Bedroom Two

9' 11" x 8' (3.02m x 2.44m)

Bedroom Three

6' 11" max x 6' 8" max (2.11m max x 2.03m max)

Bathroom

Front Garden

welcome to

Park House Green, Harrogate

- Bright open-plan lounge and dining area with excellent natural light
- Stunning midnight-blue modern kitchen with ample storage and workspace
- Three well-proportioned bedrooms offering comfortable family living
- Front and rear gardens providing great outdoor space
- Spacious family bathroom on the first floor

Tenure: Freehold EPC Rating: C

Council Tax Band: B



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HRG107529 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk