



28 Whinney Lane, HARROGATE

£340,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A stunning two-bedroom stone-fronted cottage in this desirable location on the south side of Harrogate, close to open countryside whilst being within easy reach of Harrogate town centre.

The property provides spacious accommodation arranged over three floors, appointed to a very high standard and newly decorated throughout, with the benefit of good outside space. The accommodation has the benefit of new gas-fired central heating and new uPVC double glazing. An early inspection of this impressive house is strongly recommended.

Forecourt garden to front. Parking on private road at the rear, plus good-sized paved garden with locked gate with pedestrian access to rear service road. Garden shed.



LIVING ROOM

Bay window to front. Wood flooring. Granite fireplace surround and inset living-flame gas fire. Central heating radiator.

DINING KITCHEN

With modern, newly fitted wall and base units with wood-effect work surfaces and inset stainless-steel sink and drainer. Integrated fridge and freezer, wine fridge, dishwasher and washing machine. Spot lighting to ceiling. Wooden floor. Central heating radiator. Windows to rear. uPVC exterior door leads to the rear garden. Under-stairs storage cupboard. Caple slot-in gas oven and hob with extractor hood above. Cupboard housing a new central heating boiler.

FIRST FLOOR

BEDROOM 1

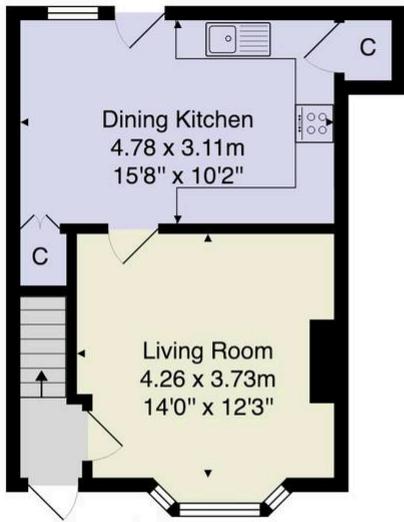
A large double bedroom with window to front, central heating radiator, fitted over-stairs cupboard and fitted wardrobes.

BATHROOM

Modern white suite comprising pedestal washbasin, low-flush WC, glass walk-in shower area and corner bath. Heated chrome towel rail. Window to rear. Tiled floor with under-floor heating. Part-tiled walls. Spot lighting to ceiling. **SECOND FLOOR**

BEDROOM 2 Window to front and skylight window to rear. Access to eaves storage area and access to loft space, Built-in cupboard and central heating radiator.

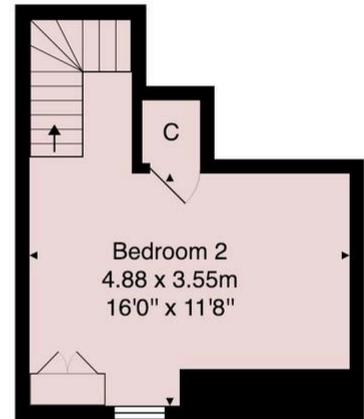




Ground Floor



First Floor



Second Floor

Total Area: 85.1 m² ... 916 ft²

All measurements are approximate and for display purposes only.

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