





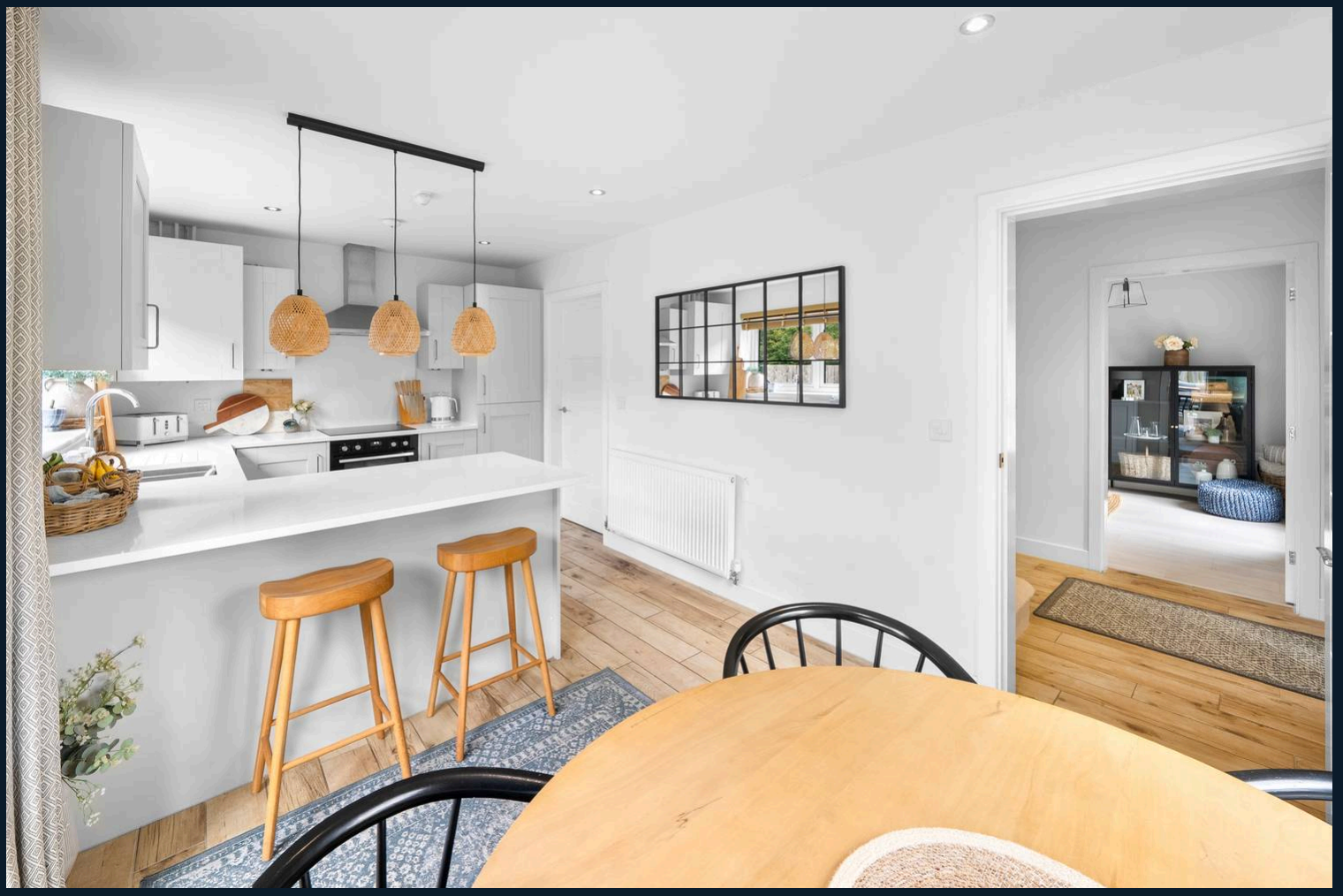
1 Whinney Close, Harrogate

£425,000 Offers Over

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A beautifully presented three bedroom detached family home, occupying a desirable position within this popular modern development on the edge of Harrogate. The property enjoys an attractive outlook over adjoining green space and offers stylish, well-proportioned accommodation together with a private garden, driveway and single garage.

Situated just off Whinney Lane on the south side of Harrogate, the property is conveniently placed for the town centre, excellent local amenities and highly regarded schools, whilst also being within easy reach of beautiful open countryside.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



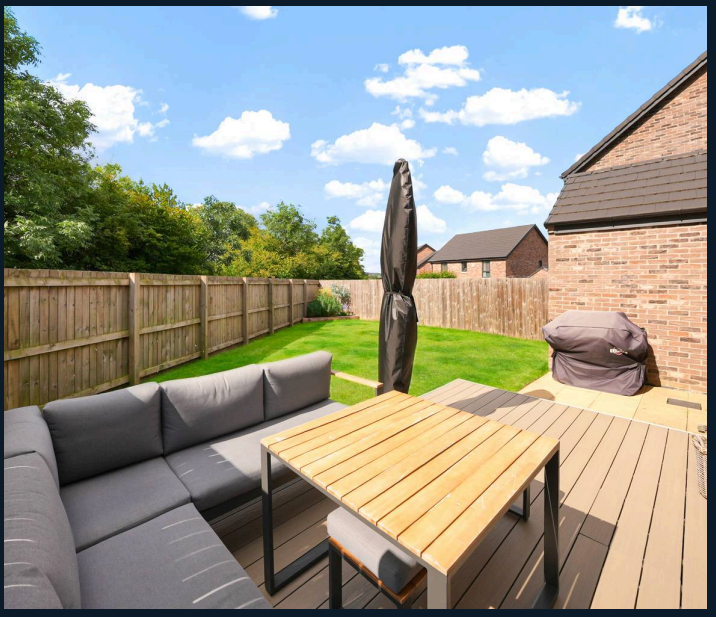
GROUND FLOOR

A welcoming reception hall provides access to the principal accommodation and there is a useful downstairs cloakroom fitted with a WC and washbasin. The sitting room is a spacious and light reception room with windows to two elevations. To the rear of the property is an impressive dining kitchen with a generous dining area and glazed doors opening directly onto the garden, creating an excellent space for everyday family living and entertaining. The kitchen is fitted with a stylish range of contemporary wall and base units with quartz work surfaces. Integrated appliances include an induction hob, double oven, fridge freezer and dishwasher. An adjoining utility room provides additional fitted work surfaces together with space and plumbing for a washing machine and tumble dryer.



FIRST FLOOR

The principal bedroom is a generous double room benefiting from a modern en-suite shower room. The second bedroom is also a good-sized double room and features fitted wardrobes and a useful storage cupboard. There is a further well-proportioned double bedroom. The accommodation is completed by a contemporary family bathroom fitted with a white suite comprising a WC, washbasin, and bath with shower above.



OUTSIDE

A driveway provides off-road parking and leads to a single garage. To the rear is an attractive enclosed garden enjoying a good degree of privacy, with composite decking providing an excellent outdoor sitting and entertaining area.

Whinney Close, Harrogate, HG2

Main House = 90.4 sq m / 973 sq ft
Garage = 18.6 sq m / 200 sq ft
Approximate Gross Internal Area = 109.0 sq m / 1173 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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