





2 Hartwith Drive, Harrogate

£440,000 Guide Price

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A substantially extended four bedroom detached house occupying a generous corner plot with a detached double garage, situated in this popular location, well served by local amenities and just a short distance from Harrogate town centre.

Offering both comfort and lifestyle appeal, the property is well suited to modern living, with spacious and versatile accommodation throughout.

Hartwith Drive is a quiet residential street, well placed for access to local amenities and shops, and is situated just a short distance from Harrogate town centre.

Agent's Note

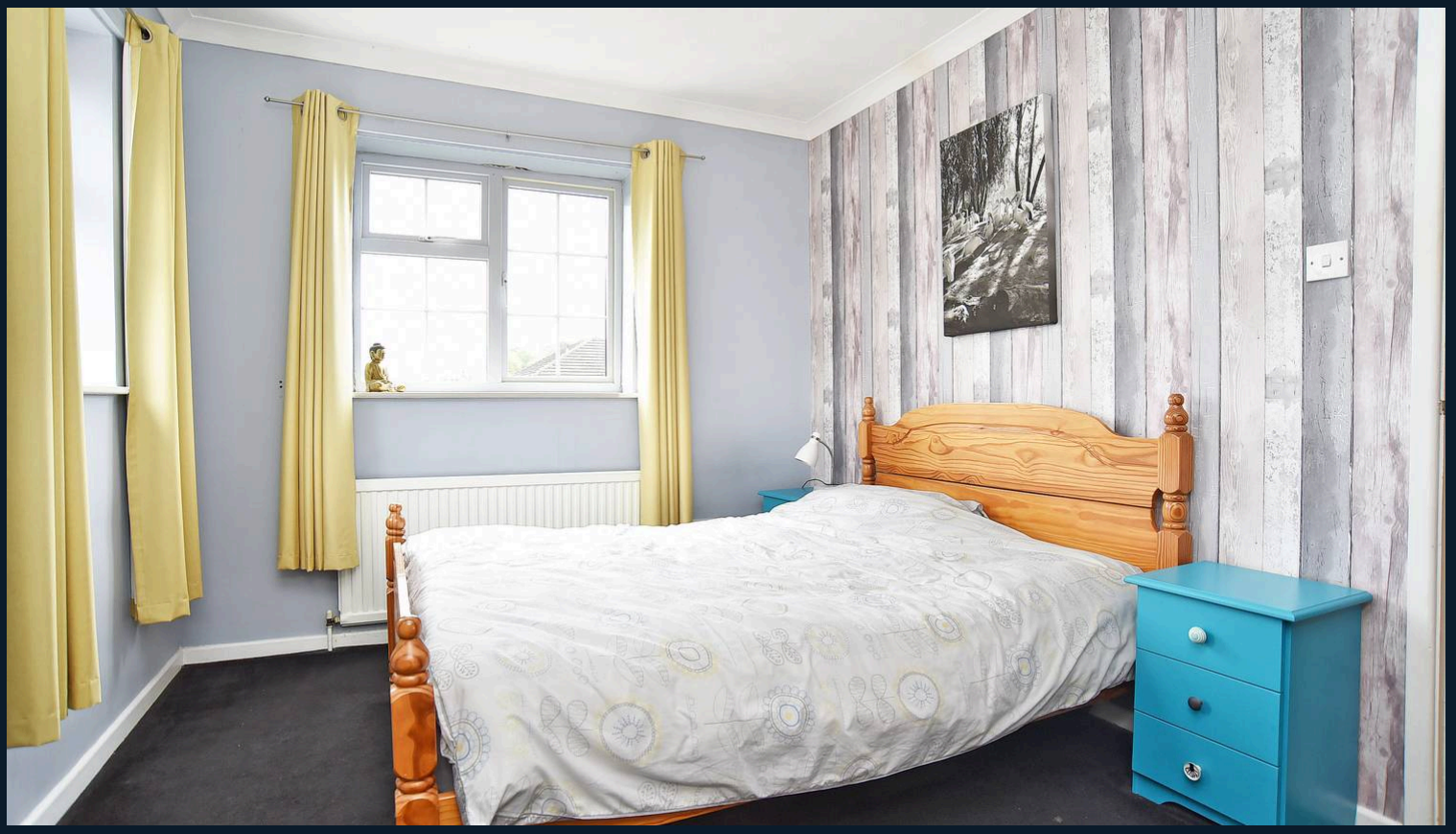
The property benefits from an air source heat pump.

Council Tax band: D

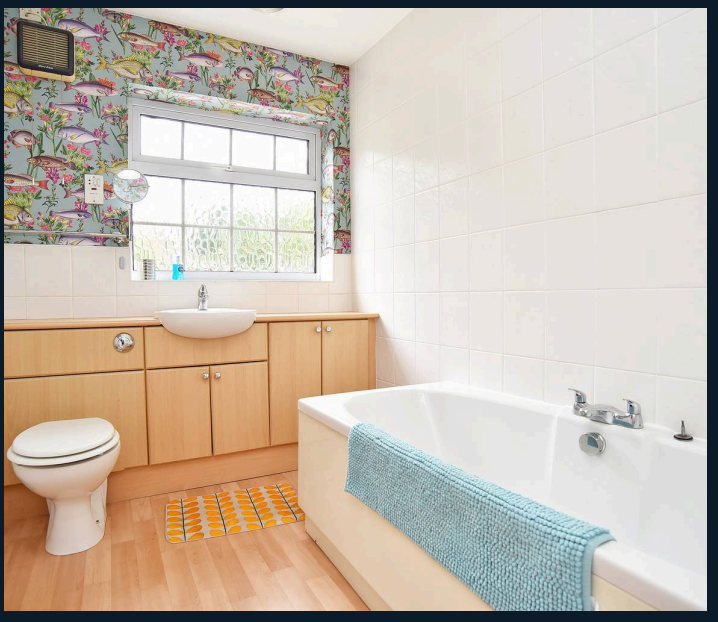
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The ground floor is arranged to provide a flexible flow of living space, ideal for both day-to-day family life and entertaining. A spacious kitchen and dining area forms the focal point of the home, fitted with a range of integrated appliances and offering ample worktop space and room for dining, complemented by a separate utility room. Additional reception space provides comfortable areas for relaxing and socialising.



To the first floor, there are four well-proportioned bedrooms. The principal bedroom is a particularly attractive feature, enjoying a vaulted ceiling which enhances the sense of space, along with the benefit of a walk-in wardrobe and an ensuite shower room. The remaining bedrooms are served by a house bathroom, creating a practical layout for family living.

Externally, the property sits within a generous and established plot. The rear garden has been thoughtfully arranged over several tiers, incorporating a paved patio area, raised planting beds and a paved seating area with pergola, providing a variety of outdoor spaces for relaxation and entertaining. Mature planting, shrubs and trees offer a good degree of privacy, while a greenhouse and additional garden storage add further practicality. To the front, a driveway provides ample off-street parking and leads to a detached double garage, with established borders enhancing the overall setting. The property also benefits from a pleasant open aspect nearby, further contributing to its appeal.





Ground Floor

First Floor

Total Area: 115.2 m² ... 1239 ft² (excluding garage)
All measurements are approximate and for display purposes only.
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