



30 Whinney Close, Harrogate

£365,000 Offers Over



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A stunning 3 bedroom semi detached home offering very stylish and well appointed accommodation. This superb home enjoys an enviable location just off Whinney lane, on the edge of open countryside, to the south side of Harrogate, well placed close to excellent schooling and also daily commuting to Yorkshires principle business districts.

Outside

Good-size landscaped rear garden with patio, shaped lawn & timber shed.

Parking - Driveway

Double width driveway with built-in EV charging point.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

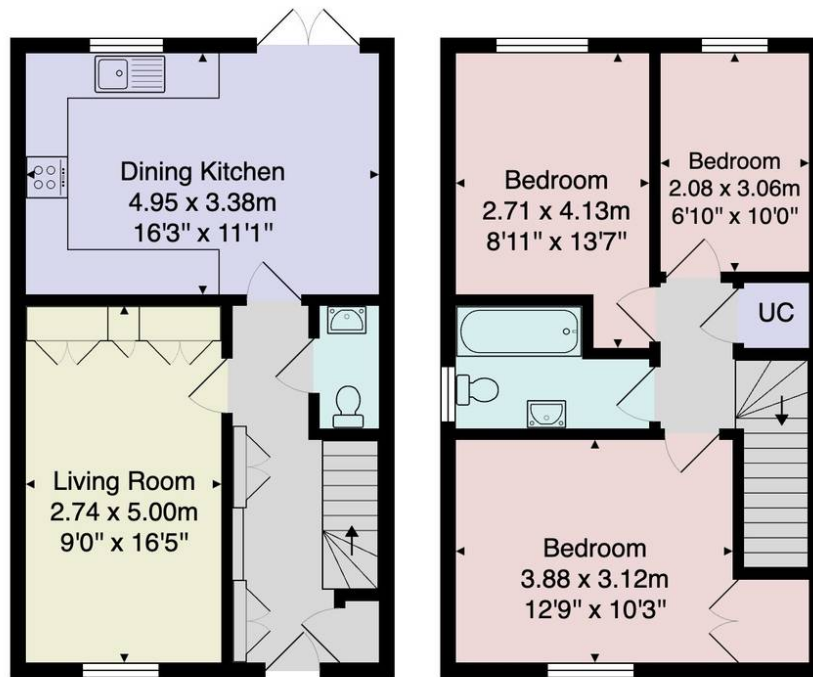


To the front of the property is a double-width paved driveway with EV charging point, providing off-street parking for two vehicles, together with gated side access leading to the rear garden. Internally, the welcoming entrance hall benefits from multiple built-in storage cupboards and a useful guest WC fitted with Villeroy & Boch fittings. Positioned to the front elevation is a comfortable and inviting living room with floor to ceiling in built shelves & cupboards by Sharps, while to the rear sits a generous dining kitchen room fitted with an attractive range of contemporary units and upgraded AEG appliances, recessed lighting, and French doors opening directly onto the garden.

The enclosed rear garden has been thoughtfully landscaped to create a generous outdoor space, featuring a paved seating terrace, well-maintained lawn, and timber storage shed. The space is west-facing, allowing for afternoon and evening sun.

To the first floor, the principal bedroom benefits from a Sharps recessed fitted wardrobe, alongside two further well-proportioned bedrooms, one with floor to ceiling fitted wardrobes. A modern Villeroy & Boch house bathroom and a practical landing utility cupboard complete the accommodation.





Ground Floor

First Floor

Total Area: 84.5 m² ... 910 ft²

All measurements are approximate and for display purposes only.

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