







Wildflower Close, Harrogate, HG1 4FJ

- Detached family home located on the desirable Wildflower Close
- Main bedroom with en suite and dressing area
- Downstairs utility room and WC
- Garage providing additional storage or parking
- Convenient location close to local shops and transport links
- Three generously sized double bedrooms
- Large kitchen and dining area
- Driveway parking for multiple vehicles
- Large rear garden with decking area
- Council Tax Band D

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Offers Over £350,000

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DESCRIPTION

Located in Wildflower Close, this detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including a main bedroom that boasts an en suite and a dressing area, this home is ideal for families or those seeking extra space.

The property features two inviting reception rooms, providing ample space for relaxation and entertainment. The spacious kitchen and dining area is perfect for family meals and gatherings, while the separate lounge offers a cosy retreat. Additionally, a downstairs utility room and WC enhance the practicality of the home.

Parking is a breeze with a driveway that accommodates multiple vehicles, complemented by a garage for additional storage needs. The large rear garden is a standout feature, complete with a decking area that invites you to enjoy al fresco dining or simply unwind in the fresh air.

Conveniently located, this property is within easy reach of local shops and public transport links, making it an excellent choice for those who value accessibility. This home is not just a place to live; it is a sanctuary that combines modern living with the charm of Harrogate. Don’t miss the opportunity to make this wonderful property your own.









EPC
Energy rating B
This property produces 1.5 tonnes of CO2

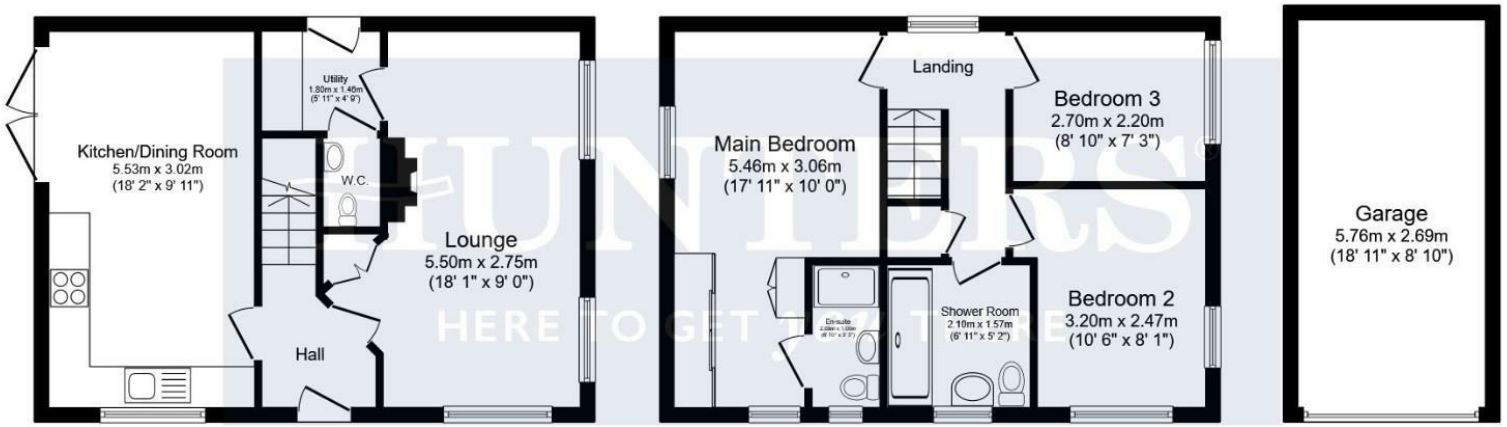
Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: D











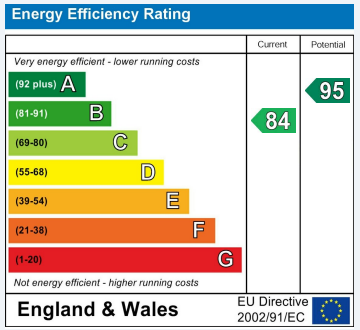
Total floor area 101.2 sq.m. (1,090 sq.ft.) approx

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 propertybox.io

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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