



Arthurs Close, Harrogate, HG2 0EF

- NO ONWARD CHAIN
- Two bedrooms featuring stylish en suite facilities
- Bifold doors opening onto a decked area for seamless indoor-outdoor living
- Additional separate lounge or snug, perfect as a quiet retreat
- Close to amenities, transport links, and within Harrogate Grammar catchment
- Situated in a quiet and desirable cul-de-sac on Arthurs Close
- Impressive open-plan kitchen, dining, and lounge area
- Private rear garden providing space for relaxation and entertaining
- Parking for multiple vehicles plus a garage for storage or secure parking
- Council Tax Band E

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Guide Price £650,000

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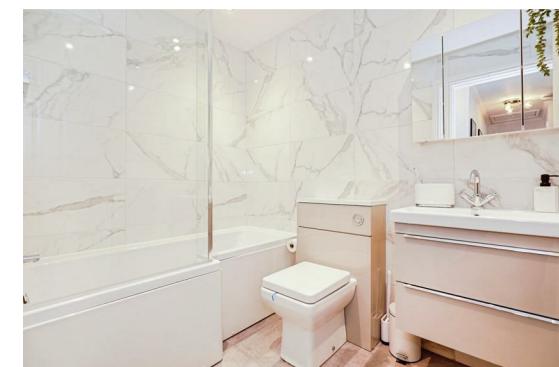
DESCRIPTION

NO ONWARD CHAIN. Situated in the tranquil cul-de-sac of Arthurs Close, Harrogate, this delightful detached house offers a perfect blend of comfort and modern living. The property spans an impressive 1,771 square feet and features four generously sized double bedrooms, two of which benefit from en suite facilities, making it ideal for families or those who enjoy hosting guests.

As you enter, you are welcomed into a bright and airy entrance hallway that sets the tone for the rest of the home. The spacious open-plan kitchen diner and lounge create a warm and inviting atmosphere, perfect for both everyday living and entertaining. The bifold doors seamlessly connect the indoor space to the outdoor deck, allowing for a delightful flow between the two areas. The private rear garden is a wonderful retreat, providing ample space for outdoor furniture and relaxation.

In addition to the main living areas, the property boasts a separate lounge or snug area, offering a quiet space. The house is equipped with parking for multiple vehicles, including a garage for extra storage, ensuring convenience for you and your family.

Located close to local amenities and public transport links, this home is also within the catchment area for Harrogate Grammar, making it an excellent choice for families seeking quality education for their children. With its combination of space, style, and practicality, this property is a must-see for anyone looking to settle in the charming town of Harrogate.



EPC

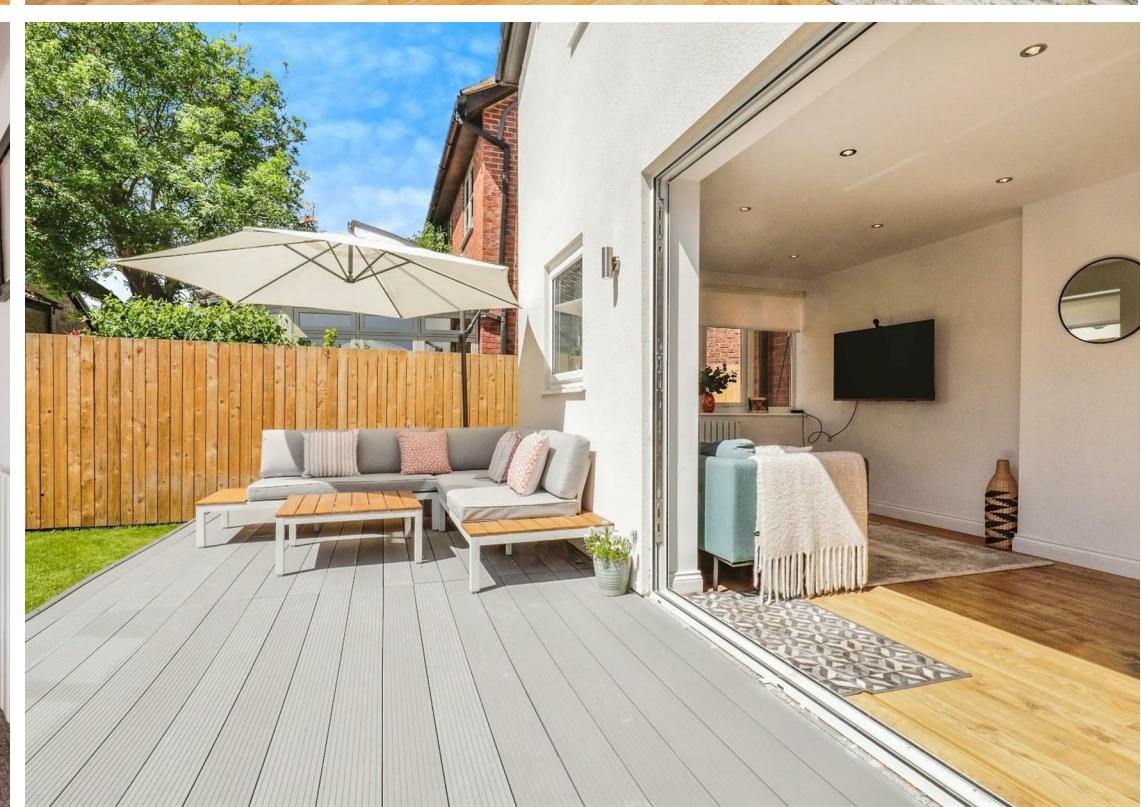
Energy rating C

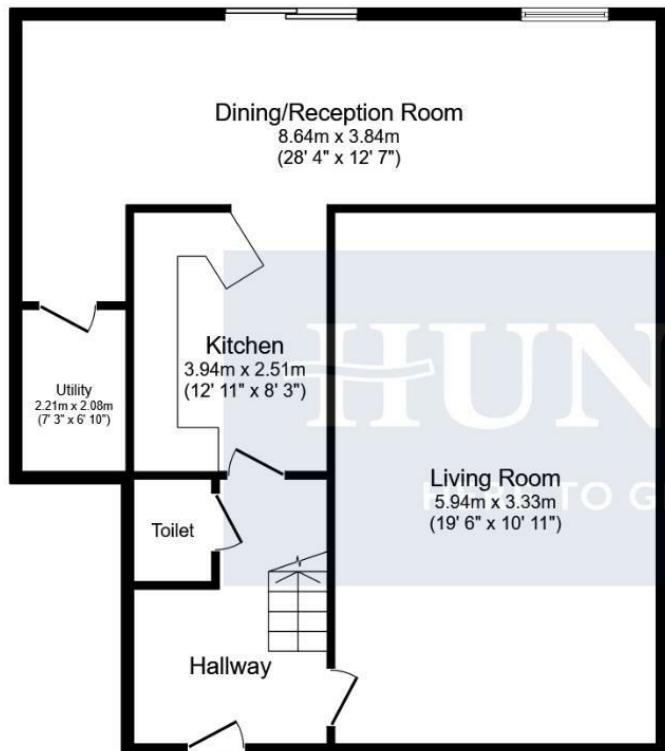
This property produces 3.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E

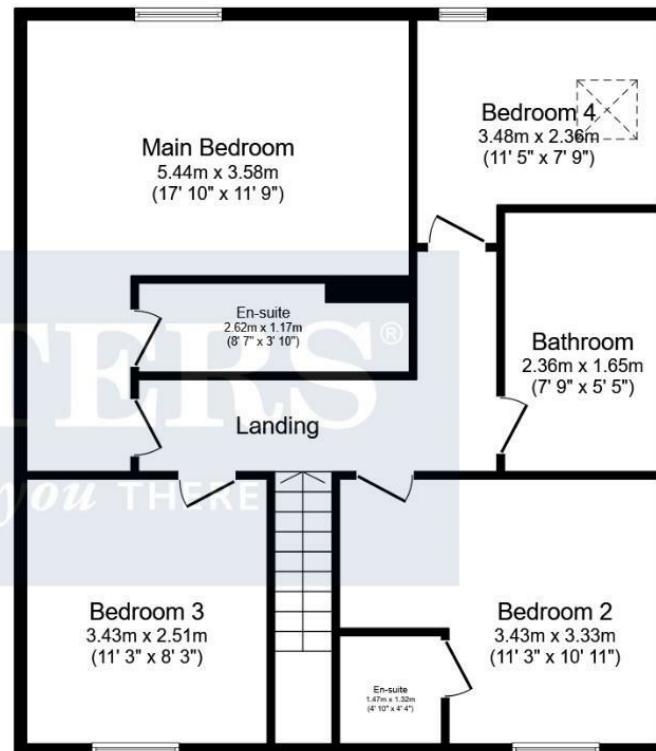




Ground Floor
Floor area 79.4 sq.m. (855 sq.ft.)

Total floor area: 164.5 sq.m. (1,771 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io



First Floor
Floor area 85.1 sq.m. (916 sq.ft.)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		71
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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Viewings

Please contact harrogatelettings@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.