



## Sutton Grange Close, Harrogate, HG3 2UR

- NO ONWARD CHAIN
- Offers well-balanced and versatile single-level accommodation
- Two reception rooms providing flexible living and dining space
- Fully updated throughout and ready to move straight into
- Detached garage plus off-road parking for multiple vehicles
- Positioned within a popular and quiet residential cul-de-sac
- Three good-sized bedrooms ideal for families, downsizers, or retirees
- Contemporary modern kitchen diner with stylish fitted units
- Larger-than-average gated rear garden with no overlooking neighbours
- Council Tax Band C



**Guide Price £450,000**

# Sutton Grange Close, Harrogate, HG3 2UR

## DESCRIPTION

**NO ONWARD CHAIN.** Located within a popular cul-de-sac on Sutton Grange Close in Harrogate, this modern detached bungalow offers well-balanced accommodation in a quiet residential setting. With three good-sized bedrooms, it would suit a range of buyers, including those looking to downsize, for single-level living, or for a well-positioned family home.

The property welcomes you into an open and inviting hallway and includes two reception rooms, offering flexibility for both living and dining arrangements. There is a modern kitchen diner fitted with contemporary units, along with a well-presented family bathroom and additional wc. The property has been fully renovated throughout to a high standard, resulting in a clean and ready-to-move-into home.

A particular feature is the larger-than-average, gated private rear garden, which is not overlooked and enjoys a sunny aspect. It provides a good amount of outdoor space for relaxing, gardening, or entertaining. The property also benefits from a detached tandem garage, suitable for storage, parking, or use as a workspace.

To the front, there is a lawned garden along with off-road parking for multiple vehicles, adding to the practicality of the home.

The location is convenient for local amenities, shops, transport links, and Harrogate town centre, while still being set within a quieter cul-de-sac position.

EPC

Energy rating D

This property produces 4.4 tonnes of CO2

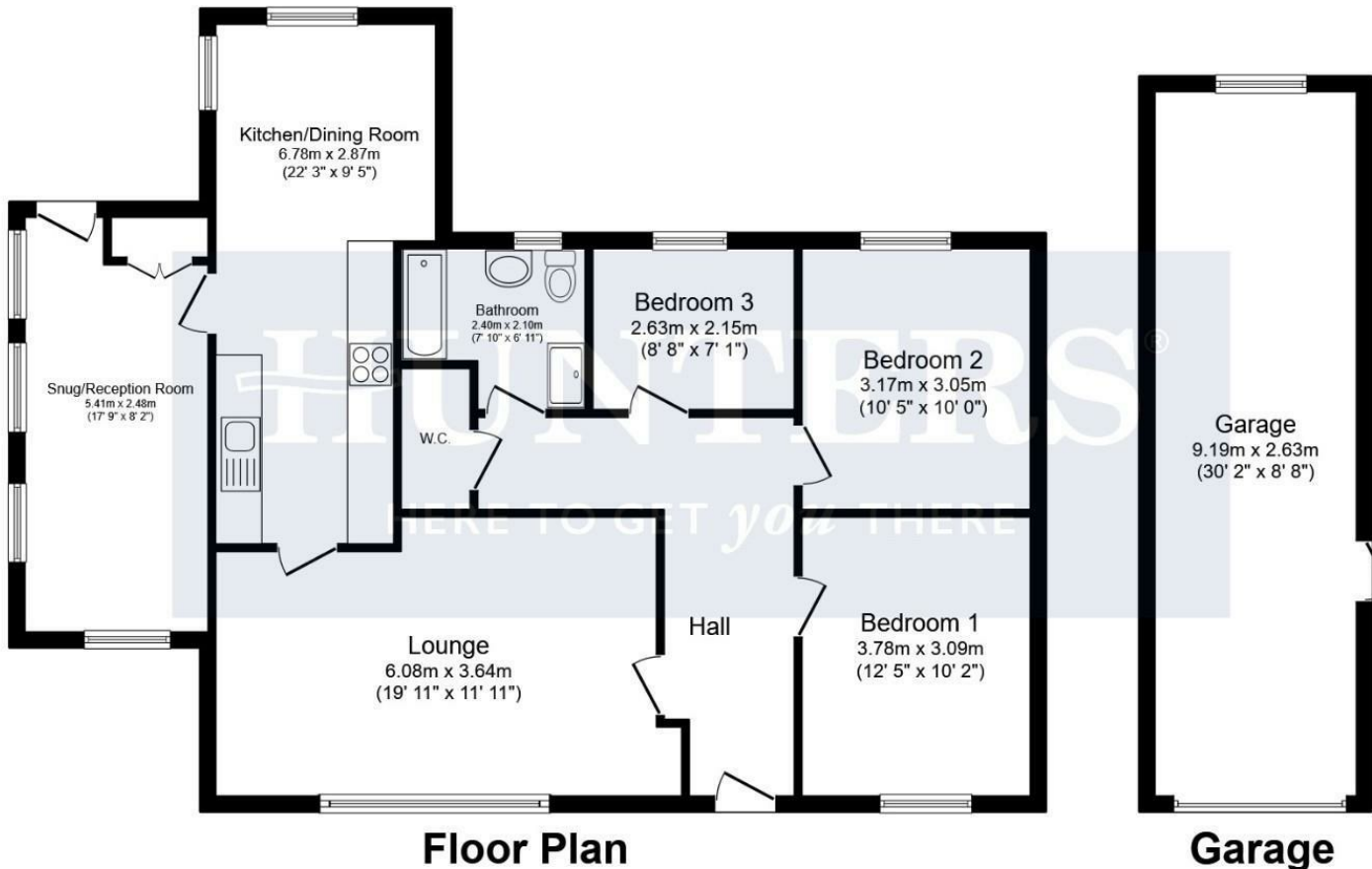
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

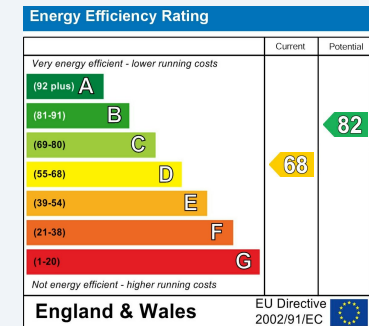






## ENERGY PERFORMANCE CERTIFICATE

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.

Total floor area 122.0 sq.m. (1,313 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



### Viewings

Please contact [harrogate@hunters.com](mailto: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.



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