Wildflower Close, Harrogate, HG1 4FJ

- Located in the sought-after area of Wildflower Close
- Two generously sized double bedrooms
- Private rear garden
- Close to local amenities
- Early viewing highly recommended

- Spacious reception room
- Open-plan dining kitchen
- Off-road parking for two cars and EV plug
- Ideal for individuals, couples, or small families
- Council Tax Band B

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Guide Price £300,000

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DESCRIPTION

Located in the area of Wildflower Close, this house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-designed layout, featuring one inviting reception room that serves as a perfect gathering space for family and friends.

With two generously sized double bedrooms, this home offers ample space for relaxation and rest. The bathroom is well-appointed, ensuring that your daily routines are both practical and pleasant.

The heart of the home is the dining kitchen area, which is ideal for enjoying meals together or entertaining guests. Also benefitting from integrated appliances, fridge freezer, washer dryer and dishwasher. This space is not only functional but also creates a warm and welcoming environment for culinary adventures.

Outside, you will find a private back garden, perfect for enjoying the fresh air or hosting summer barbecues. The property also benefits from off-road parking for two vehicles and an EV plug, adding to the convenience of living in this lovely home.

Situated close to local amenities, residents will appreciate the ease of access to shops, cafes, and recreational facilities, making everyday life more enjoyable. This property is a wonderful blend of comfort, convenience, and charm, making it an ideal choice for individuals or small families looking to settle in the picturesque town of Harrogate.
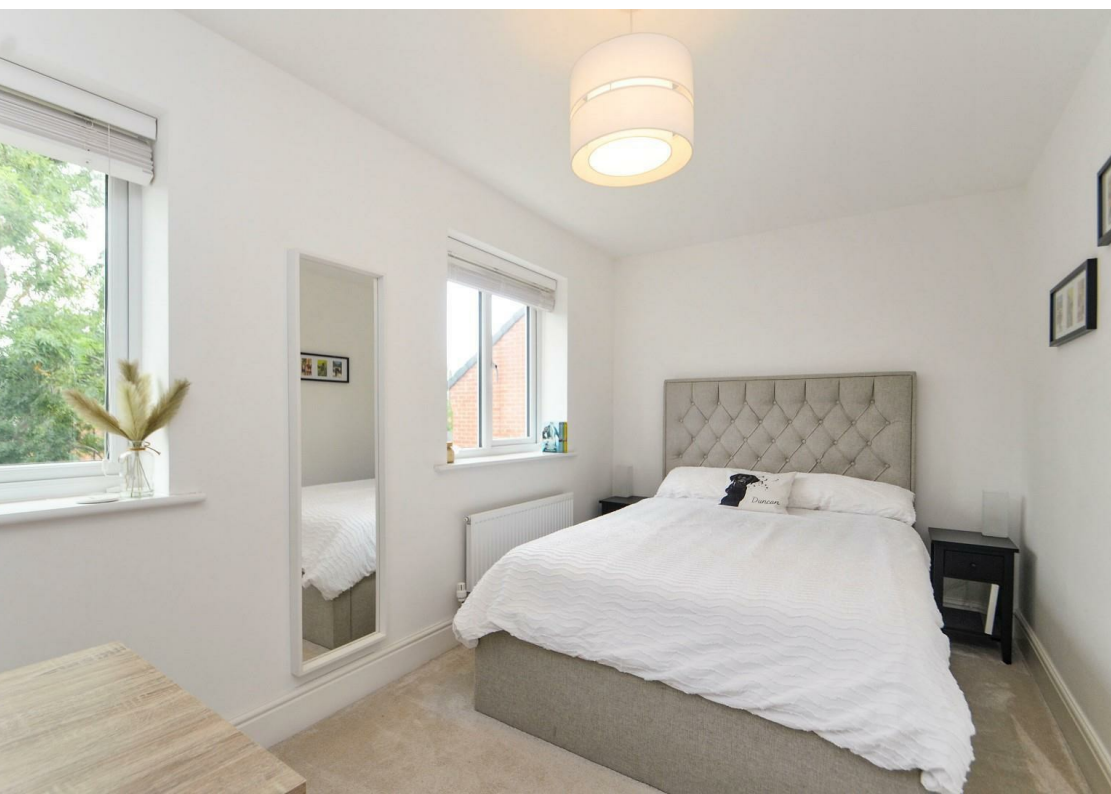
EPC
Energy rating B
This property produces 1.2 tonnes of CO2
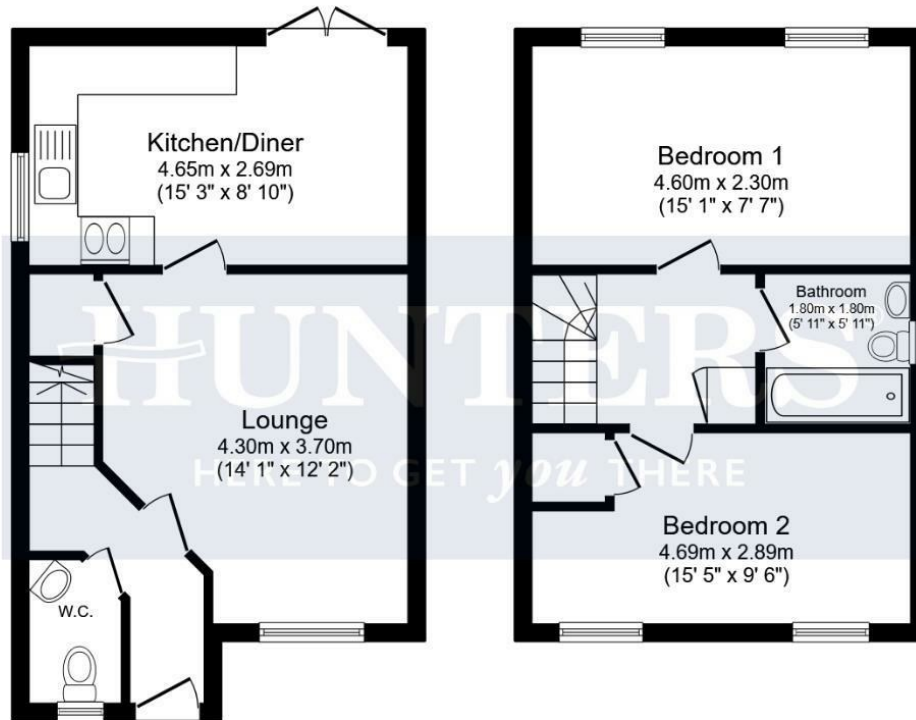
Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B

Kitchen/Diner
4.65m x 2.69m
(15' 3" x 8' 10")

Lounge
4.30m x 3.70m
(14' 1" x 12' 2")

W.C.

Bedroom 1
4.60m x 2.30m
(15' 1" x 7' 7")

Bathroom
1.80m x 1.80m
(5' 11" x 5' 11")

Bedroom 2
4.69m x 2.89m
(15' 5" x 9' 6")

Ground Floor
Floor area 35.1 sq.m. (377 sq.ft.)

First Floor
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 68.0 sq.m. (732 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

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(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.

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.
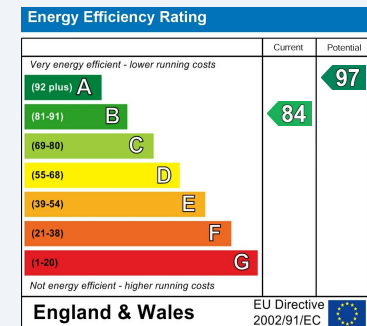
Viewings

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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