







Elderberry Drive, Harrogate, HG1 4FT

- NO ONWARD CHAIN
- Main bedroom with en-suite shower room
- Integrated kitchen appliances
- Enclosed rear garden with patio and lawn
- Driveway providing parking for two vehicles
- Three good-sized bedrooms
- Stylish shaker kitchen with quartz worktops
- Spacious lounge with double doors to the garden
- Modern family bathroom and downstairs WC
- New home warranty remaining and park views

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Guide Price £340,000

Elderberry Drive, Harrogate, HG1 4FT

DESCRIPTION

NO ONWARD CHAIN. Situated in the popular area of Elderberry Drive, Harrogate, this well-presented property is offered to the market with no onward chain. The property has been finished to a very high standard throughout, with a number of additional extras added by the current owners at the time of purchase. A further benefit is that the new home warranty remains in place.

On entering the property, you are welcomed into the kitchen/diner, featuring a stylish shaker-style kitchen with quartz worktops and integrated appliances. A front-facing window overlooks the nearby park. To the rear is a spacious lounge, with double doors opening out onto the enclosed rear garden, which includes both a patio area and lawn. The ground floor also benefits from a downstairs WC and a large understairs storage cupboard.

To the first floor are three good-sized bedrooms, with the main bedroom benefiting from its own en-suite shower room. There is also a separate family bathroom.

Throughout, the property benefits from attractive flooring and a modern interior, with the kitchen and bathrooms finished to a high specification, providing practical and well-presented spaces for everyday living.

Outside, the enclosed rear garden offers a private space to relax or entertain, while the property's position also enjoys views over the nearby park. To the front, there is a driveway providing off-road parking for two vehicles.

The location offers convenient access to local amenities and transport links, making this an appealing choice for a range of buyers. Whether you are a first-time buyer, a growing family or looking to downsize, this property offers well-proportioned accommodation in a popular residential area and is well worth viewing.









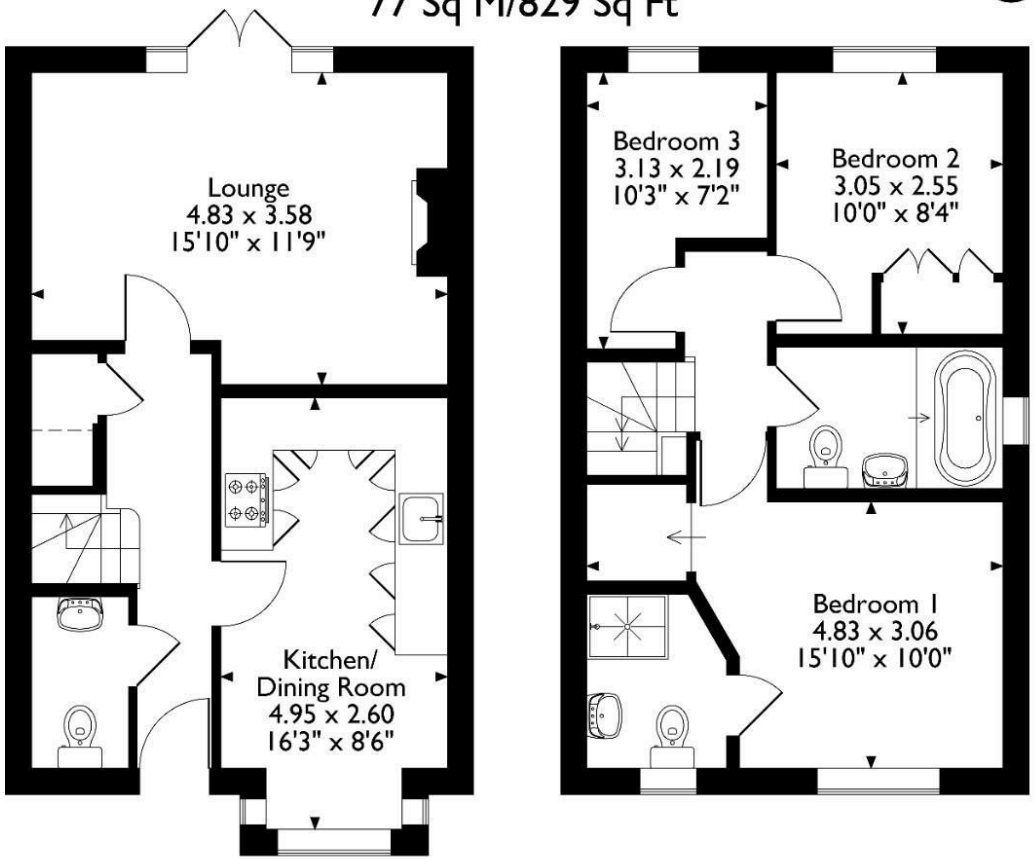





EMIRATES
STADIUM



28, Elderberry Drive, Harrogate, HG1 4FT
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

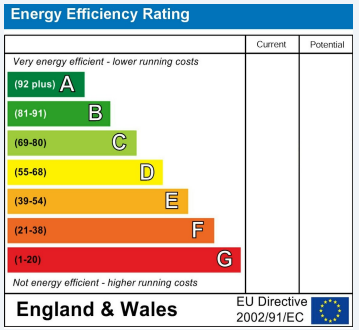
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

The Property Ombudsman

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