



Parklands View, Harrogate, HG1 4WH

- Four-double bedroom detached home
- Spacious front-facing lounge
- EV Charger
- 5-year NHBC warranty remaining
- Driveway parking and integral garage
- Modern development between Harrogate and Knaresborough overlooking the green
- Open-plan breakfast kitchen with dining area
- Separate utility room
- Family bathroom and ground floor WC
- S-W facing garden, vegetables beds and luxury porcelain patio

Guide Price £450,000



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DESCRIPTION

NO ONWARD CHAIN. A superb opportunity to acquire this recently built and immaculately presented four-bedroom detached home, overlooking the green, situated within a highly regarded modern development ideally positioned for access to both Harrogate and Knaresborough.

The property offers well-planned accommodation, including a spacious open-plan breakfast kitchen, generous lounge, master bedroom with en-suite, and a private rear garden.

Entered via a front door into a welcoming reception hall with stairs to the first floor, the ground floor includes a front-facing lounge with a window overlooking the green, and a standout open-plan breakfast kitchen with integrated appliances, ample dining space and French doors to the rear garden. There is also a separate utility room and a ground floor cloakroom.

To the first floor are four well-proportioned bedrooms with built in wardrobes, including a master with en-suite shower room, along with a family bathroom.

Externally, the property is set at the end of a cul-de-sac and benefits from a block-paved driveway providing parking for two vehicles with EV charge, an integral garage, and an electric car charging point.

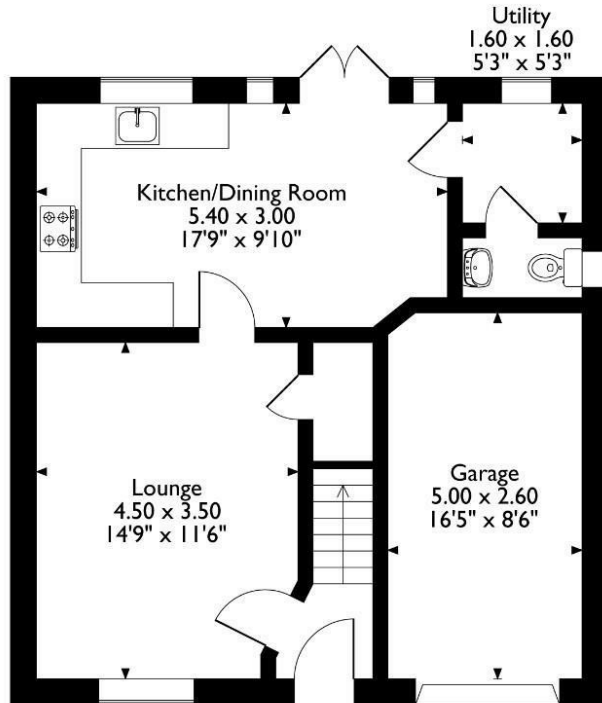
To the rear is a private lawned garden with a porcelain tiled patio, fenced boundaries and vegetable beds, offering a practical outdoor space.

The property benefits from gas central heating and is offered with vacant possession and no onward chain. Early viewing is recommended.

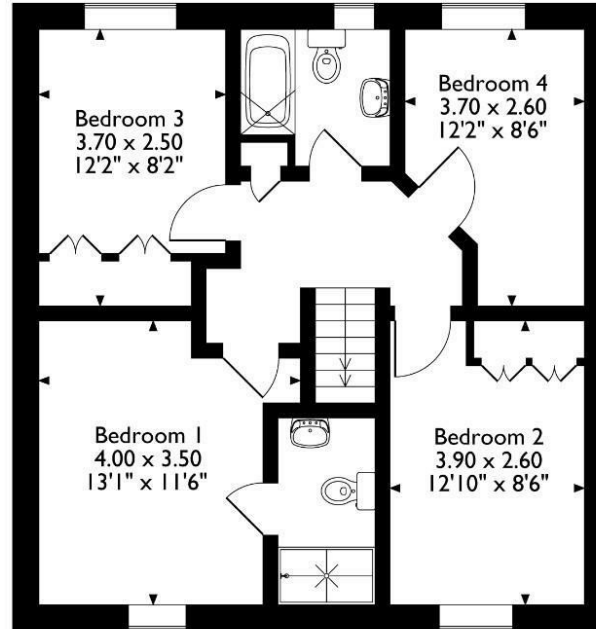




18, Parklands View, Harrogate, HG1 4WH
 Approximate Gross Internal Area
 Main House = 98 Sq M/1055 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 111 Sq M/1195 Sq Ft



Ground Floor



First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.



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