



## Petty Whin Close, Harrogate, HG3 2YB

- Three-bedroom semi-detached home on Petty Whin Close
- Welcoming entrance porch leading into the main living accommodation
- Private south facing rear garden with flagstoned patio area ideal for outdoor seating
- Partially converted garage creating a practical utility room
- Excellent access to public transport links and commuter routes
- Ideal purchase for first-time buyers, families, or investment buyers
- Open kitchen and dining area offering a sociable family space
- Driveway parking available for one to two vehicles
- Retained front section of garage offering valuable additional storage space
- Council Tax Band C



**Guide Price £285,000**

# Petty Whin Close, Harrogate, HG3 2YB

## DESCRIPTION

Located on Petty Whin Close, this delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-designed layout, featuring a welcoming porch that leads into a spacious lounge, perfect for relaxation and entertaining. The lounge seamlessly flows into a kitchen and dining area, creating a warm and inviting space for family meals and gatherings.

One of the standout features of this home is the private south facing garden at the rear, which includes a flagstoned area ideal for outdoor furniture, making it a perfect spot for al fresco dining or enjoying a sunny afternoon. The garden offers a tranquil retreat, providing a lovely backdrop for outdoor activities.

The property benefits from a driveway accommodating one to two cars and a portion of the garage converted into a utility room, while still allowing for additional storage in the front half. This thoughtful design maximises space and functionality, catering to the needs of modern living.

With its proximity to Harrogate town centre and convenient public transport links, this home is ideally situated for those who wish to enjoy the vibrant local amenities while benefiting from a peaceful residential setting. This semi-detached house is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this sought-after area.

EPC

Energy rating C

This property produces 2.8 tonnes of CO<sub>2</sub>

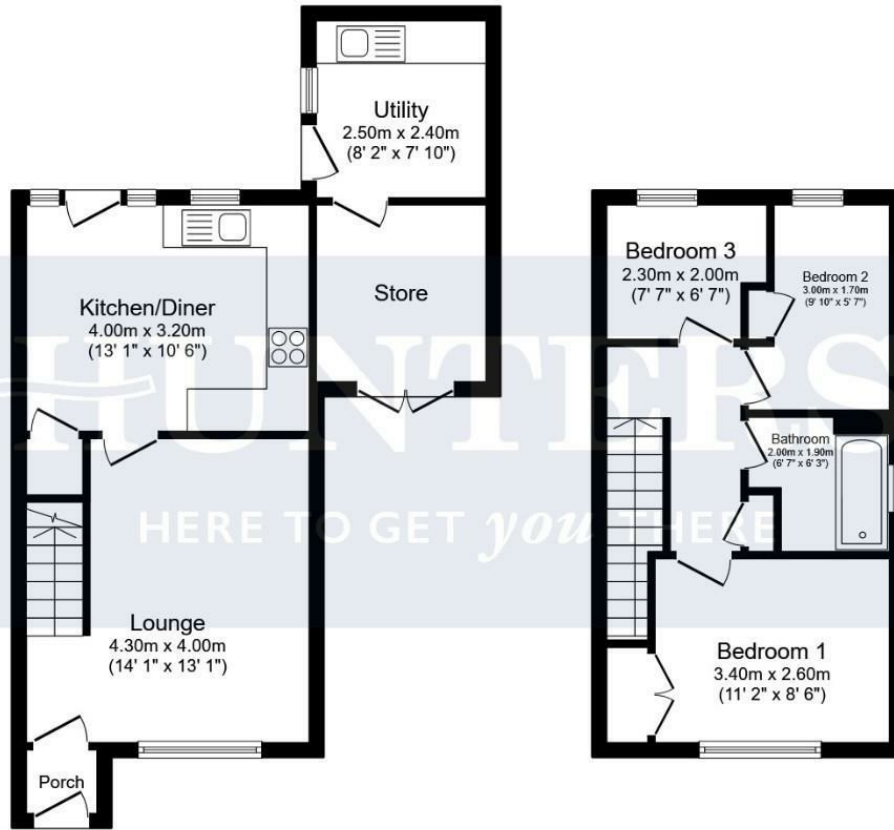
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





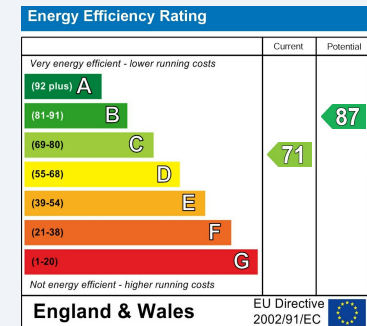


**Ground Floor**

**First Floor**

## 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 74.3 sq.m. (800 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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