



Pecketts Holt, Harrogate, HG1 3DY

- NO ONWARD CHAIN
- Driveway providing off-road parking
- Two spacious reception rooms
- Four generously sized double bedrooms
- Early viewing highly recommended
- Detached family home
- Private rear garden
- Modern kitchen diner
- Close to local schools, shops, and transport links
- Council Tax Band E

Guide Price £475,000



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DESCRIPTION

NO ONWARD CHAIN. Located in the desirable Pecketts Holt area, this well-presented detached home offers the perfect balance of style, space, and comfort. With no onward chain, it's an ideal choice for buyers looking to move quickly.

The property features two generous reception rooms, providing versatile space for family life and entertaining. At the heart of the home is a modern kitchen diner, perfect for everyday living and social gatherings.

Upstairs, you'll find four well-proportioned double bedrooms, offering flexible accommodation for families or guests. A family bathroom ensure convenience and comfort throughout.

Outside, enjoy a private rear garden, ideal for relaxing or hosting in warmer months. A driveway provides off-road parking, a valuable asset in this sought-after location.

Blending contemporary living with the charm of Harrogate, this home is a fantastic opportunity for families, professionals, or anyone seeking a peaceful retreat close to local amenities.

EPC

Energy rating D

This property produces 4.9 tonnes of CO2

Material Information - Harrogate

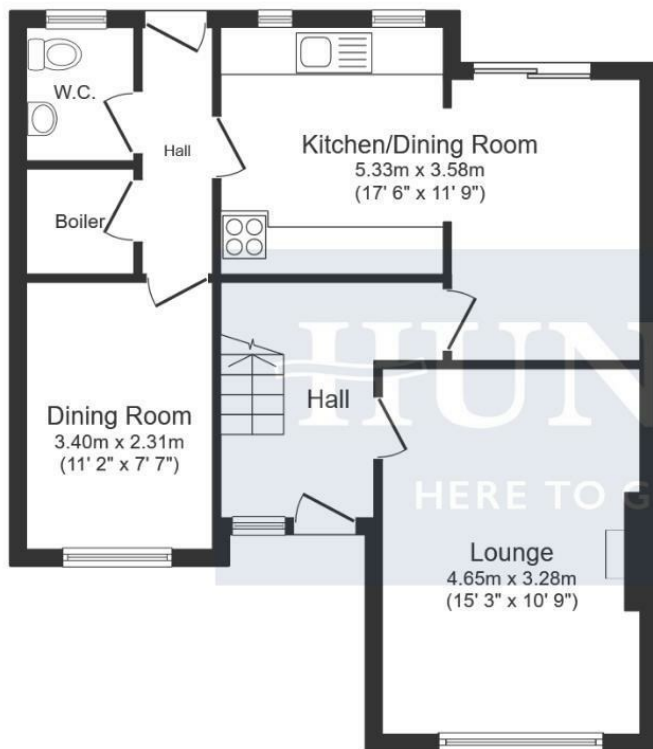
Tenure Type: Freehold

Council Tax Banding: E



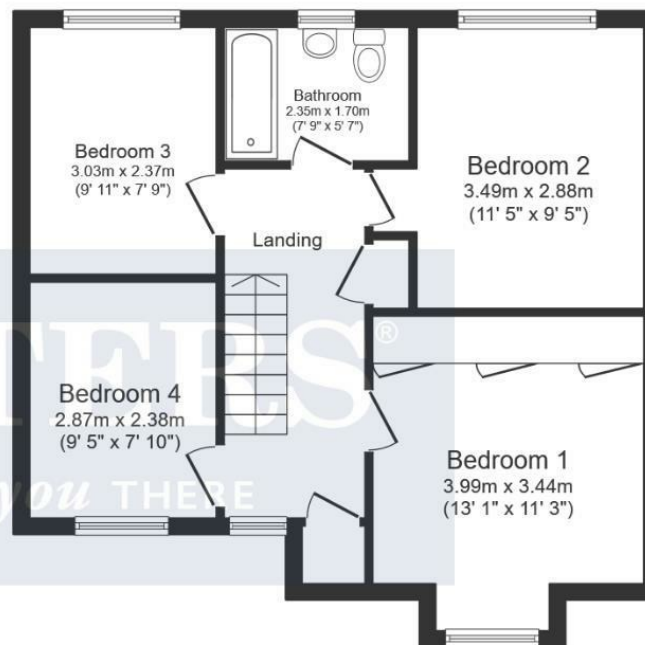


21 Pecketts Holt, Harrogate, HG1 3DY



Ground Floor

Floor area 57.0 sq.m. (613 sq.ft.)



First Floor

Floor area 53.1 sq.m. (572 sq.ft.)

Total floor area: 110.1 sq.m. (1,185 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

Viewings

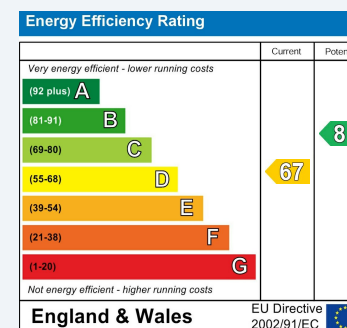
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

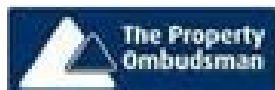
ENERGY PERFORMANCE CERTIFICATE

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.



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