

## Pickering Gardens, Harrogate, HG1 4FB

- THREE BEDROOM MID TERRACE HOME
- Stunning garden
- En-suite bathroom
- Generous sized bedrooms
- Driveway for two cars
- Modern kitchen
- Guest WC
- Council Tax Band C

**Offers Over £325,000**





# Pickering Gardens, Harrogate, HG1 4FB

## DESCRIPTION

This delightful mid-terrace house located on Pickering Gardens offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including the main bedroom completed with an ensuite bathroom, this property is ideal for families or those seeking extra space.

The separate lounge offers a peaceful retreat, while the kitchen and dining room creates a warm and welcoming atmosphere for family meals and gatherings. The layout is both practical and stylish, catering to modern living needs.

The property boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. Outside, you will find a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the driveway accommodates parking for two vehicles, a valuable asset in this sought-after area.

Located in Harrogate, known for its beautiful parks, excellent schools, and vibrant community, this home is well-positioned for both leisure and convenience. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in a desirable neighbourhood. Don't miss the chance to make this charming house your new home.

EPC

Energy rating B

This property produces 1.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

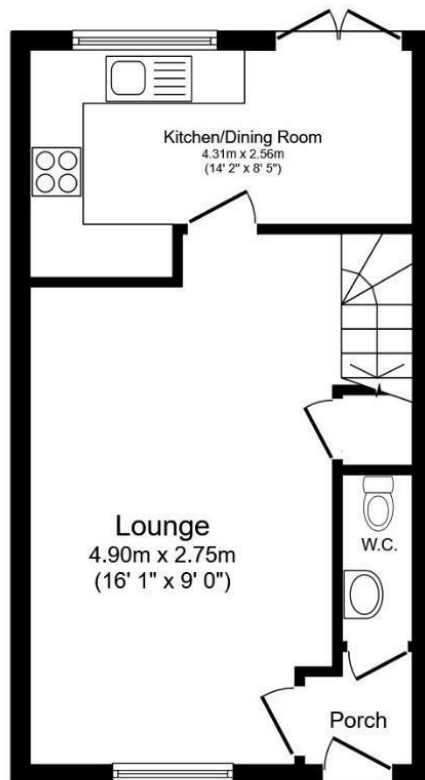
Council Tax Banding: C



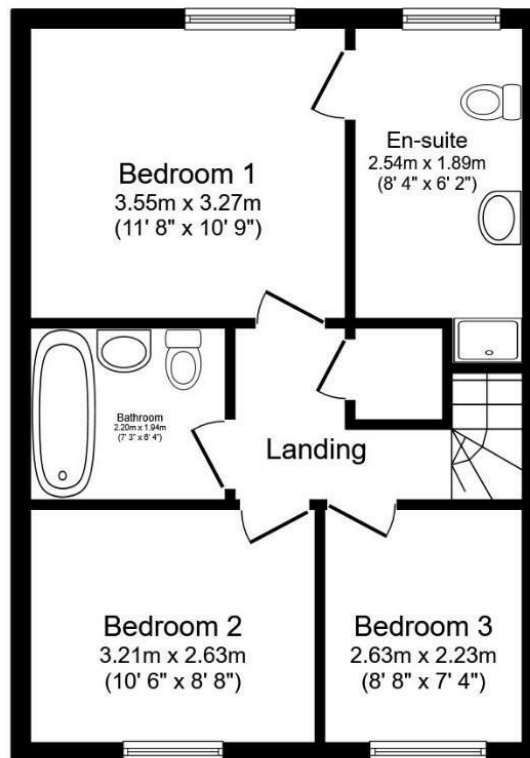








**Ground Floor**



**First Floor**

Total floor area 79.2 m<sup>2</sup> (852 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

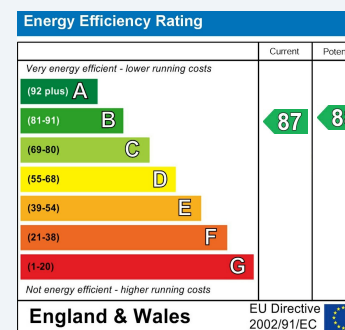
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.