

# HUNTERS®

HERE TO GET *you* THERE



## Pear Tree Cottage, Jesmond Road

Harrogate, HG1 4RZ

**Offers Over £380,000**



# Pear Tree Cottage Jesmond Road

Harrogate, HG1 4RZ

Offers Over £380,000



## Entrance Hall

Access via composite entrance door, wood flooring, radiator, under stairs storage cupboard, inset ceiling spot lights, stairs to first floor, doors to:

## Lounge

15'3" x 10'4" (4.65 x 3.17)

UPVC double glazed window to front elevation, inset ceiling spot lights, wood flooring, TV point, radiator, double glazed doors to:

## Kitchen Dining Room

23'6" x 11'11" (7.17 x 3.64)

Quality modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, inset five burner gas hob with extractor hood over, built-in double electric oven and microwave, integrated dishwasher and fridge freezer, back ground plinth lighting, inset ceiling spot lights, part tiled walls, UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear garden, two full height double glazed UPVC double glazed windows to rear garden, radiator, TV point, space for dining table, wood flooring, door to:

## Utility Room

6'0" x 5'11" (1.83 x 1.82)

Work top over with plumbing and space for washing machine and tumble dryer, UPVC double glazed window to rear elevation, radiator, doors to:

## WC

Low level WC, radiator, wash hand basin.

## First Floor Landing

Gallery landing, large fitted storage cupboard, doors to:

## Bedroom One

15'2" x 15'2" (4.63 x 4.63)

UPVC double glazed window to front elevation, radiator, TV point, fitted wardrobes, access to fully insulated loft, door to walk-in wardrobes with hanging rails and radiators. Door to:

## Ensuite Shower Room

Modern white suite comprising large glazed shower unit with shower over, low level WC, wall mounted sink unit with drawer under, radiator, eaves storage, part tiled walls.

## Bedroom Two

13'0" x 10'10" (3.97 x 3.32)

UPVC double glazed window to front elevation, radiator.

## Bedroom Three

11'11" x 11'0" (3.64 x 3.37)

Velux window to rear elevation, radiator, TV point, inset ceiling spot lights.

## Bathroom

Quality modern suite comprising panel bath and shower over, low level WC, wall mounted wash hand basin with storage drawers under, heated towel rail, radiator, part tiled walls, vanity mirror.

## Garage

16'4" x 10'11" (4.99 x 3.34)

Up and over door, power and light laid on and wall mounted combination boiler.

## Outside

The property benefits from off street parking to the front and to the rear of the property is an attractive low maintenance gravel and paved garden with seating areas, artificial grass, large storage shed and fencing to perimeters.

## EPC

Environmental impact as this property produces 1.9 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; D  
EPC: B

Tel: 01423 536222



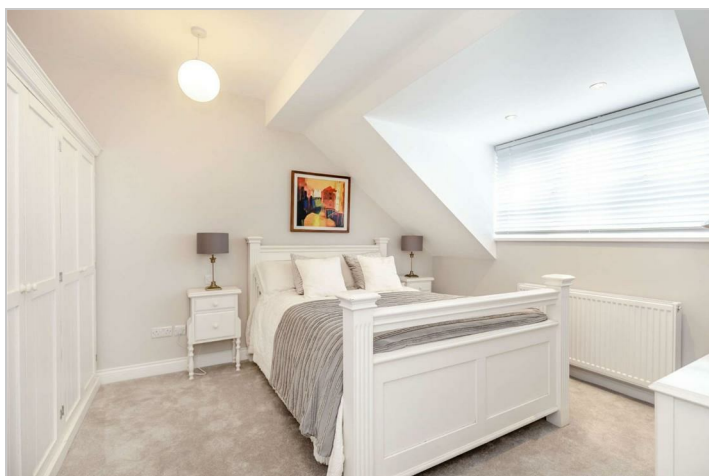
A rare opportunity to purchase an energy efficient, individually built three double bedroom detached home, located on a quiet lane just off Jesmond Road. The property was built in 2019, has a ten year PCC certificate and was built to the SAP calculations table with air tightness testing.

Situated in a highly sought after location, close to wide ranging local amenities to include the hospital and town centre, the accommodation offers generous living space throughout and comprises: Entrance hallway with door to integral garage, lounge with double doors opening to a spacious open plan dining kitchen with integrated appliances and French doors opening to the rear garden, utility room and WC. To the first floor, a galleried landing serves the main bedroom suite with walk in wardrobe and en-suite shower room and range of fitted wardrobes, two further double bedrooms and a modern house bathroom.

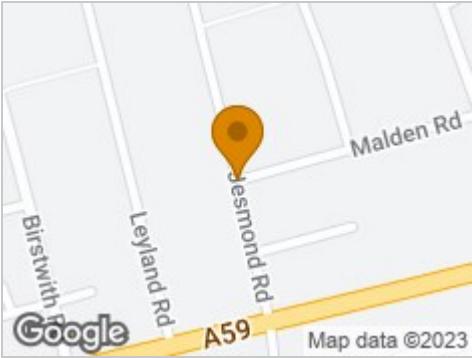
To the outside the property has off street parking to the front and larger than average integral garage. To the rear is an attractive, private and enclosed low maintenance garden with artificial grass, paved and gravelled areas and large storage shed.

To fully appreciate what this amazing property has to offer, we strongly recommend an early viewing.

- **INDIVIDUAL ENERGY EFFICIENT HOME**
  - Amazing open plan dining kitchen
  - Attractive enclosed rear garden
- Main bedroom suite with en-suite & walk-in wardrobe
  - Three double bedrooms
- Built to SAP calculations with air tightness test
  - Built in 2019 with PCC certificate
  - Off road parking & integral garage
  - Quality house bathroom
  - Utility room & WC



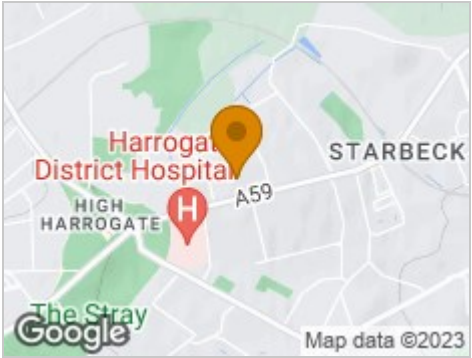
Road Map



Hybrid Map



Terrain Map



Floor Plan

## 2B Jesmond Road, Harrogate, North Yorkshire

### Approximate Gross Internal Area

### 136 Sq M/1464 Sq Ft

**Ground Floor**

Utility: 1.83 x 1.82 (6'0" x 6'0")

Walk In Wardrobe: 2.10 x 1.71 (6'11" x 5'7")

Kitchen/Dining Room: 7.17 x 3.64 (23'6" x 11'11")

Lounge: 4.65 x 3.17 (15'3" x 10'5")

Garage: 4.99 x 3.34 (16'4" x 10'11")

**First Floor**

Principal Bedroom: 4.63 x 4.63 (15'2" x 15'2")

Bedroom: 3.64 x 3.37 (11'11" x 11'1")

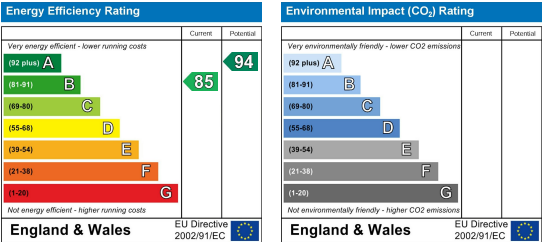
Bedroom: 3.97 x 3.32 (13'0" x 10'11")

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.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.