



## Hartwith Close, Harrogate, HG3 2XW

- Charming semi-detached house
- Practical kitchen layout
- Sun trap garden
- Parking for two vehicles
- Spacious reception room
- Two well-proportioned bedrooms
- Private outdoor space
- Council Tax Band B

**Guide Price £235,000**





# Hartwith Close, Harrogate, HG3 2XW

## DESCRIPTION

Welcome to this charming semi-detached house located on the desirable Hartwith Close. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for individuals or small families.

Upon entering, you will find one reception room that provide ample space. The lounge is a warm and welcoming area, perfect for unwinding after a long day, while the kitchen offers a practical layout for cooking.

The house features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the sun trap garden, which is perfect for enjoying sunny days and hosting outdoor gatherings. This private outdoor space offers a wonderful opportunity to create your own garden oasis.

Additionally, the property includes parking for two vehicles, adding to the convenience of living in this lovely home.

Hartwith Close is situated in a friendly neighbourhood, close to local amenities and transport links, making it easy to access everything you need. This semi-detached house is a fantastic opportunity for those seeking a comfortable and inviting home in a sought-after location. Don't miss the chance to make this property your own.

An early viewing is highly recommended.



## EPC

Energy rating C

This property produces 2.2 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

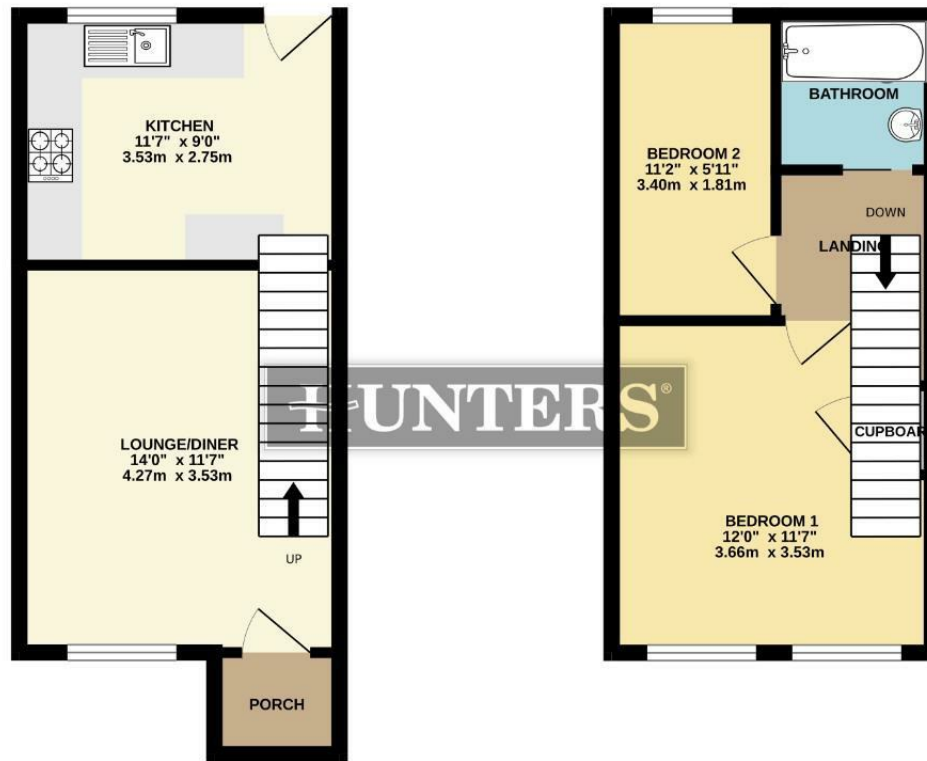






GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.

1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

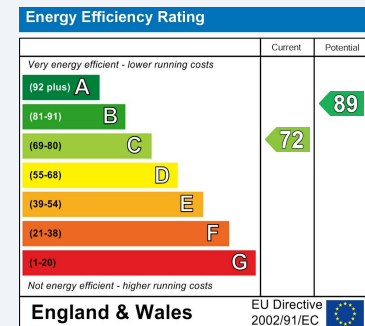
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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