Hutton Gate, Harrogate, HG2 9QG

- Spacious four-bedroom home in the sought-after Hutton Gate
- Main bedroom with private en-suite bathroom
- Private rear garden overlooking Harrogate Cricket Club
- Located within popular local school catchment areas
- Early viewing highly recommended

- Separate kitchen and dining area perfect for family meals
- House bathroom plus convenient downstairs WC
- Driveway providing off-street parking
- Easy access to Harrogate town centre
- Council Tax Band E

HUNTERS®
HERE TO GET *you* THERE

Guide Price £425,000

Hutton Gate, Harrogate, HG2 9QG

DESCRIPTION

Located in Hutton Gate, this delightful four-bedroom end of terrace house offers a perfect blend of comfort and convenience. With a spacious reception room, this home is ideal for both relaxation and entertaining. The property boasts a separate kitchen and dining area, providing ample space for family meals and gatherings.

The four well-proportioned bedrooms ensure that there is plenty of room for family or guests, the main bedroom benefits from an en suite as well as having a house bathroom and downstairs WC. One of the standout features of this property is its private garden, which overlooks the picturesque Harrogate Cricket Club, offering a serene outdoor space to unwind.

For those with vehicles, the property includes driveway parking, adding to the convenience of living in this desirable location. Furthermore, being situated within the school catchment areas makes it an excellent choice for families. The town centre and public transport links are also within easy reach, ensuring that all local amenities are just a short distance away.
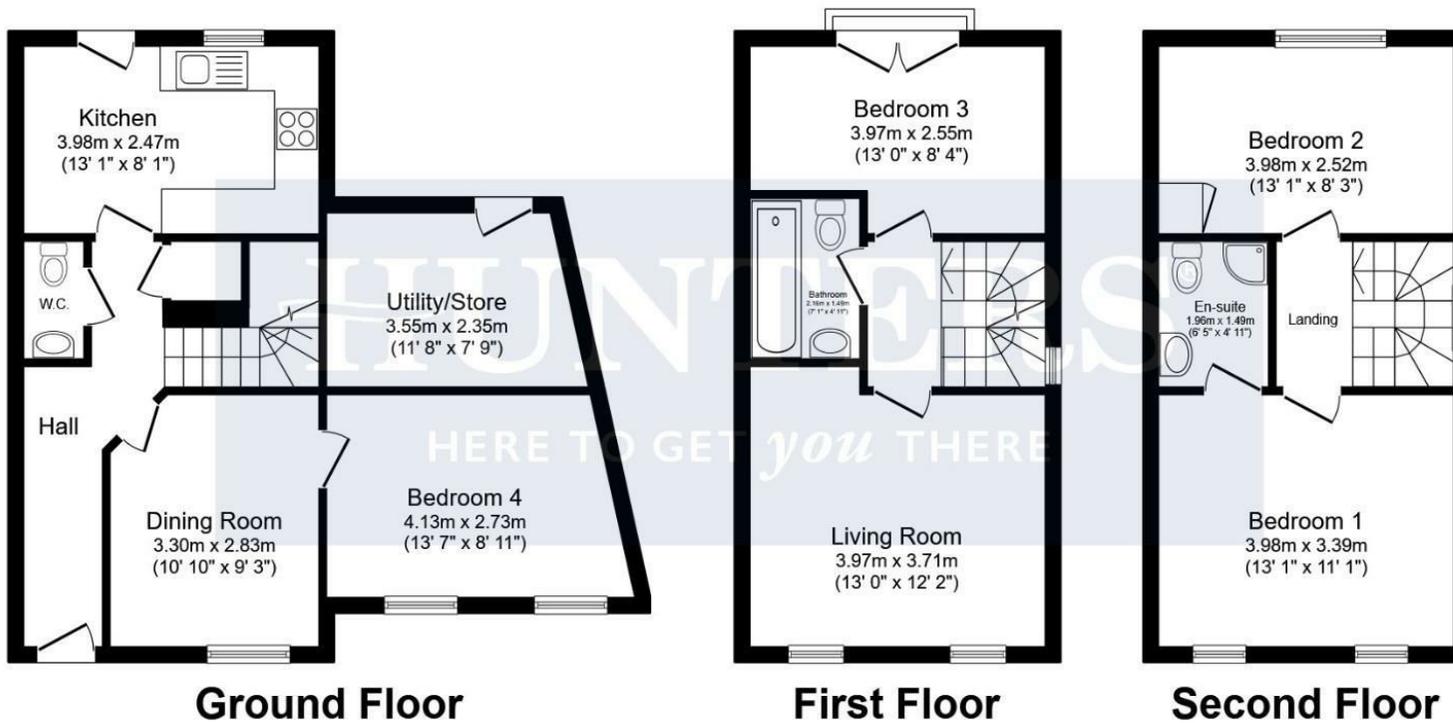
This end terrace house presents a wonderful opportunity for anyone looking to settle in a vibrant community, combining the charm of Harrogate with modern living. Don't miss the chance to make this lovely property your new home.

EPC
Energy rating C
This property produces 3.9 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: E

Ground Floor

Kitchen
3.98m x 2.47m
(13' 1" x 8' 1")

W.C.

Hall

Utility/Store
3.55m x 2.35m
(11' 8" x 7' 9")

Dining Room
3.30m x 2.83m
(10' 10" x 9' 3")

Bedroom 4
4.13m x 2.73m
(13' 7" x 8' 11")

First Floor

Bedroom 3
3.97m x 2.55m
(13' 0" x 8' 4")

Bathroom
2.19m x 1.49m
(7' 1" x 4' 11")

Living Room
3.97m x 3.71m
(13' 0" x 12' 2")

Second Floor

Bedroom 2
3.98m x 2.52m
(13' 1" x 8' 3")

En-suite
1.96m x 1.49m
(6' 5" x 4' 11")

Landing

Bedroom 1
3.98m x 3.39m
(13' 1" x 11' 1")

Total floor area 116.0 sq.m. (1,248 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

HUNTERS
HERE TO GET *you* THERE

Viewings

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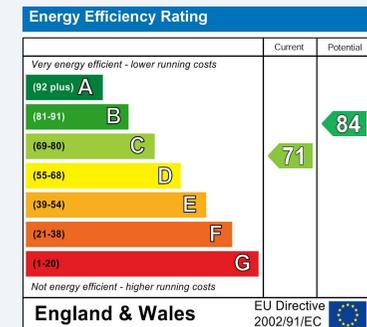
Valuations

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

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

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.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales | EU Directive 2002/91/EC

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.

HUNTERS
HERE TO GET *you* THERE