



## Stonecrop Drive, Harrogate, HG3 2SQ

- Detached family home located on the popular Stonecrop Drive
- Two well-presented reception rooms offering flexible living space
- Private garden to the rear of the property
- Garage for extra storage
- Early viewing highly recommended
- Bedroom one benefitting from an en suite bathroom
- Convenient downstairs WC
- Driveway parking for multiple cars
- Well-located for excellent schools, local amenities, and transport links
- Council Tax Band E

**£425,000**





# Stonecrop Drive, Harrogate, HG3 2SQ

## DESCRIPTION

Located on Stonecrop Drive, this detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including bedroom one benefitting from an en suite bathroom, this property is ideal for families or those seeking extra space.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining. The separate lounge is perfect for unwinding after a long day, while the kitchen and dining area create a warm and welcoming environment for family meals and gatherings. A convenient downstairs WC adds to the practicality of the layout.

Step outside to discover a private rear garden, an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. The property also boasts a garage, offering additional storage solutions, and a driveway that ensures off-road parking for your vehicles.

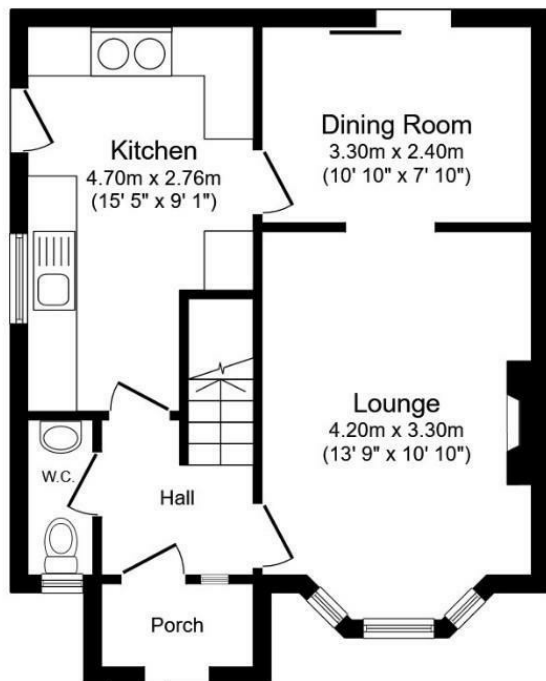
This residence is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of Harrogate, known for its stunning parks, excellent schools, and a variety of local amenities. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



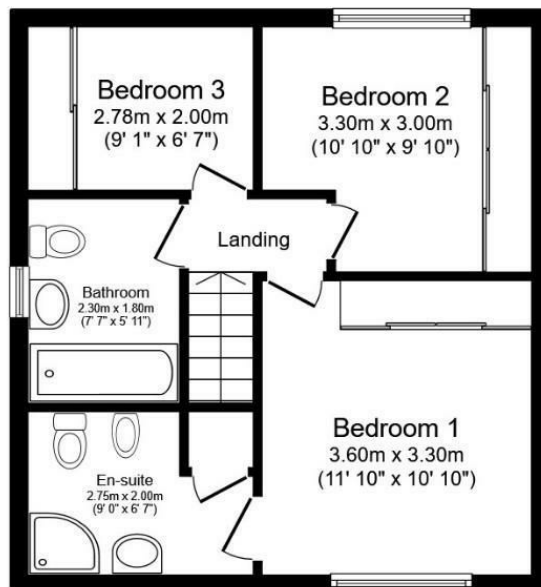




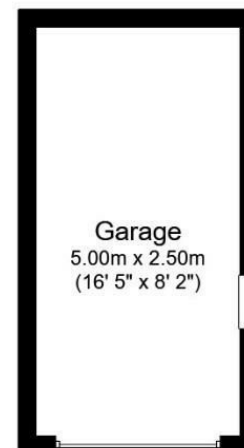




**Ground Floor**



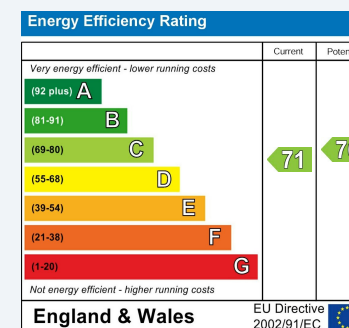
**First Floor**



**Garage**

## 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.

Total floor area 98.0 sq.m. (1,055 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.