

# HUNTERS®

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## Sanders Walk

Harrogate, HG1 4FA

Council Tax: E

Guide Price £425,000



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## Entrance Hall

Access via composite entrance door, radiator, stairs to first floor, porcelain tiles, doors to:

## Open Plan Kitchen / Living / Dining

26'2" x 14'9" (8.00 x 4.50)

Quality modern range of wall and base mounted units with granite working surfaces over with inset stainless steel sink unit with waste disposal system, inset gas hob with extractor over and built in electric oven and microwave, integrated dishwasher and fridge freezer. Inset ceiling spot lights, UPVC double glazed window to front elevation, UPVC double glazed French doors and windows to rear garden, porcelain tiles with under floor heating, integrated Nuvo zoned music system with internet enabled speakers, under stairs storage cupboard. Utility cupboard with plumbing and space for washing machine.

## WC

Low level WC, wash hand basin, UPVC double glazed window to front elevation.

## First Floor Landing

Stairs to second floor, doors to:

## Bedroom One

14'3" x 10'4" (4.35 x 3.16)

Two UPVC double glazed windows to front elevation, two radiators, dressing room with fitted wardrobes, integrated Nuvo zoned music system with internet enabled speakers, door to:

## Ensuite

Quality modern suite comprising shower cubicle with mains shower over and glazed screen, low level WC, wash hand basin with drawer under, chrome heated towel rail, vanity mirror, fully tiled walls and floor with Porcelanosa tiles.

## Bedroom Four / Reception Room

14'3" x 10'9" (4.35 x 3.30)

Two UPVC double glazed windows to rear elevation, two radiators, integrated Nuvo zoned music system with internet enabled speakers.

## Second Floor Landing

Fully boarded loft access with loft ladder and light, two storage cupboards, doors to:

## Bedroom Two

14'7" x 10'3" (4.47 x 3.13)

UPVC double glazed window to rear elevation, radiator, fitted wardrobes, door to:

## Ensuite

Quality modern suite comprising shower cubicle with mains shower over and glazed screen, low level WC, wash hand basin with drawer under, chrome heated towel rail, part tiled walls and tiled floor with Porcelanosa tiles, UPVC double glazed window to rear elevation.

## Bedroom Three

11'1" x 8'1" (3.40 x 2.47)

UPVC double glazed window to front elevation, radiator, fitted wardrobes, door to:

## Ensuite

Quality modern suite comprising shower cubicle with mains shower over and glazed screen, low level WC, wash hand basin, chrome heated towel rail, part tiled walls and tiled floor with Porcelanosa tiles, UPVC double glazed window to front elevation.

## Outside

To the front is an attractive and enclosed seating area with artificial grass, gravel borders, pathway to front door, privacy hedging and wrought iron fencing. To the rear is a stunning landscaped garden with water feature, artificial grass, gravel areas, decorative panelling with fencing to perimeters and rear access gate to car port.

## EPC

Environmental impact as this property produces 1.0 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; E

A truly stunning four bedroom town house available to the market, located in a pretty setting, ideally located within walking distance to Harrogate town centre and the renowned Harrogate Stray. Immaculately presented and boasting many luxury features, this ex show home offers flexible accommodation over three floors within a stunning setting with landscaped garden, convenient driveway parking for up to three cars and solar panels.

With modern decor throughout, the property briefly comprises; Entrance hall through to the ground floor offering underfloor heating, guest W.C., door to the open plan living room and dining area, French doors to the garden and fully integrated kitchen complete with granite work surfaces and laundry cupboard. Stairs rise to the first floor featuring a double bedroom with en-suite shower room and second double room currently used as a second reception room by the current owners. The second-floor accommodation provides two further double bedrooms each with en-suite shower rooms and fitted wardrobes.

Outside to the rear, the home offers a private, sun trapped landscaped garden with a tranquil water feature and easy to maintain raised beds for planting. A gate offers access to the spacious rear car port and driveway. To the front, a gated entrance to the front lawn garden with natural hedge.

- STUNNING FOUR BEDROOM FAMILY HOME
  - Luxury kitchen
  - En-suite to three bedrooms
- Beautiful Landscaped garden with tranquil water feature
- A short 5 minute walk to The Stray

- Ex Show Home
- Ground floor underfloor heating
- Energy efficient with EPC B and Solar Panels
- Ideal location walking distance to Harrogate Town Centre
- Carport and driveway parking



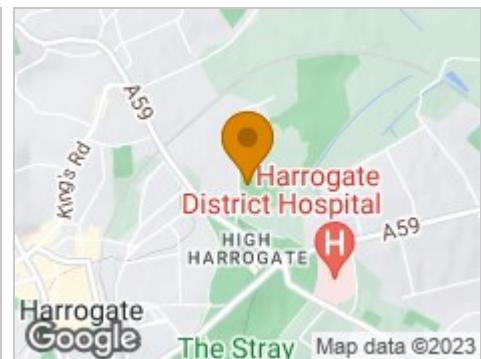
## Road Map



## Hybrid Map

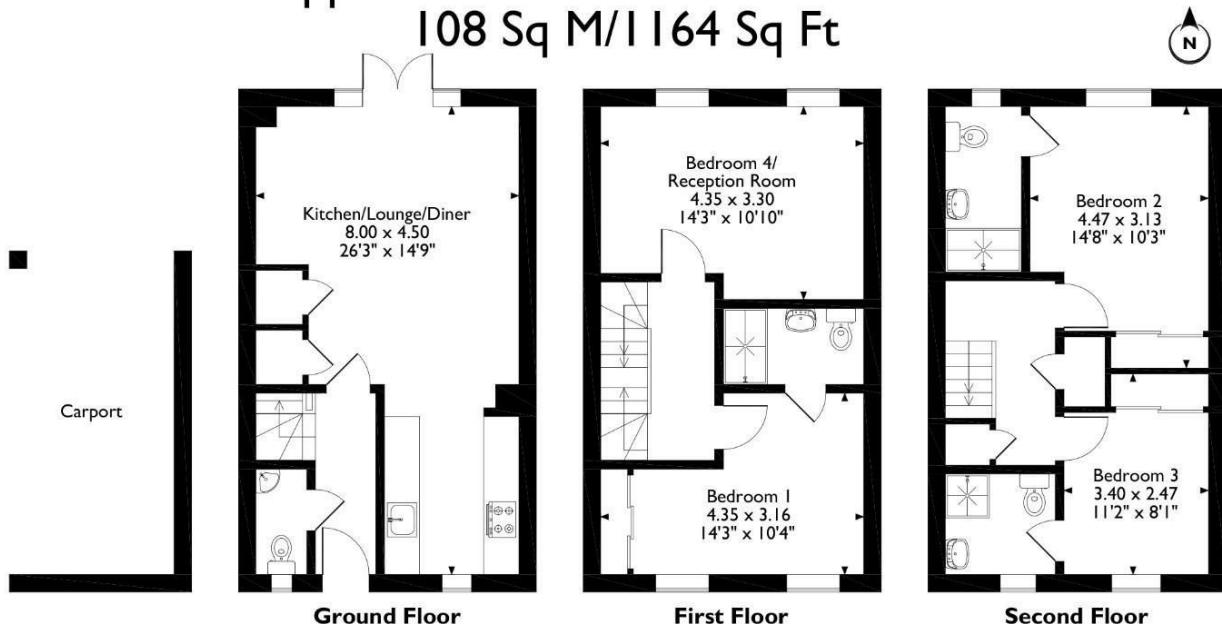


## Terrain Map



## Floor Plan

### 5 Sanders Walk, Harrogate, HG1 4FA Approximate Gross Internal Area 108 Sq M/1164 Sq Ft

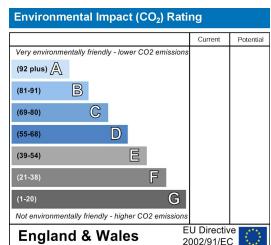
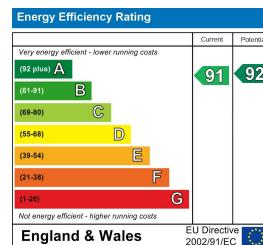


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.