



BRINKLOW WAY

**£750,000**



**ANDREW HILL**

# Brinklow Way

21 Brinklow Way, Harrogate, North Yorkshire, HG2 9JW

This immaculately maintained detached family home offers meticulously upgraded and tastefully presented accommodation. Positioned on a desirable corner plot, it boasts an outstanding rear garden in a highly sought-after residential area on Harrogate's south side.

An internal viewing is highly recommended to fully appreciate the well-designed living space. The property includes: entrance hall; downstairs cloakroom/W.C; 18'8" sitting room; dining room; study/family room; conservatory; impressive contemporary fitted kitchen with integrated appliances; matching utility room; upgraded bathroom with modern white suite and separate shower; master bedroom with contemporary en suite shower room and three additional bedrooms.

Situated on a sizeable corner plot, the property features a detached double garage and a substantial block-paved driveway offering ample parking for several vehicles. The open-plan lawned front garden complements the generous, private, and enclosed rear garden, which includes a stone-paved terrace, lawn and well-stocked beds and borders.

Located in the exclusive Brinklow Way cul-de-sac off Yew Tree Lane, this home is part of an executive development in one of Harrogate's most favoured locations. It is ideally situated for easy access to Leeds and is superbly placed for excellent schools.

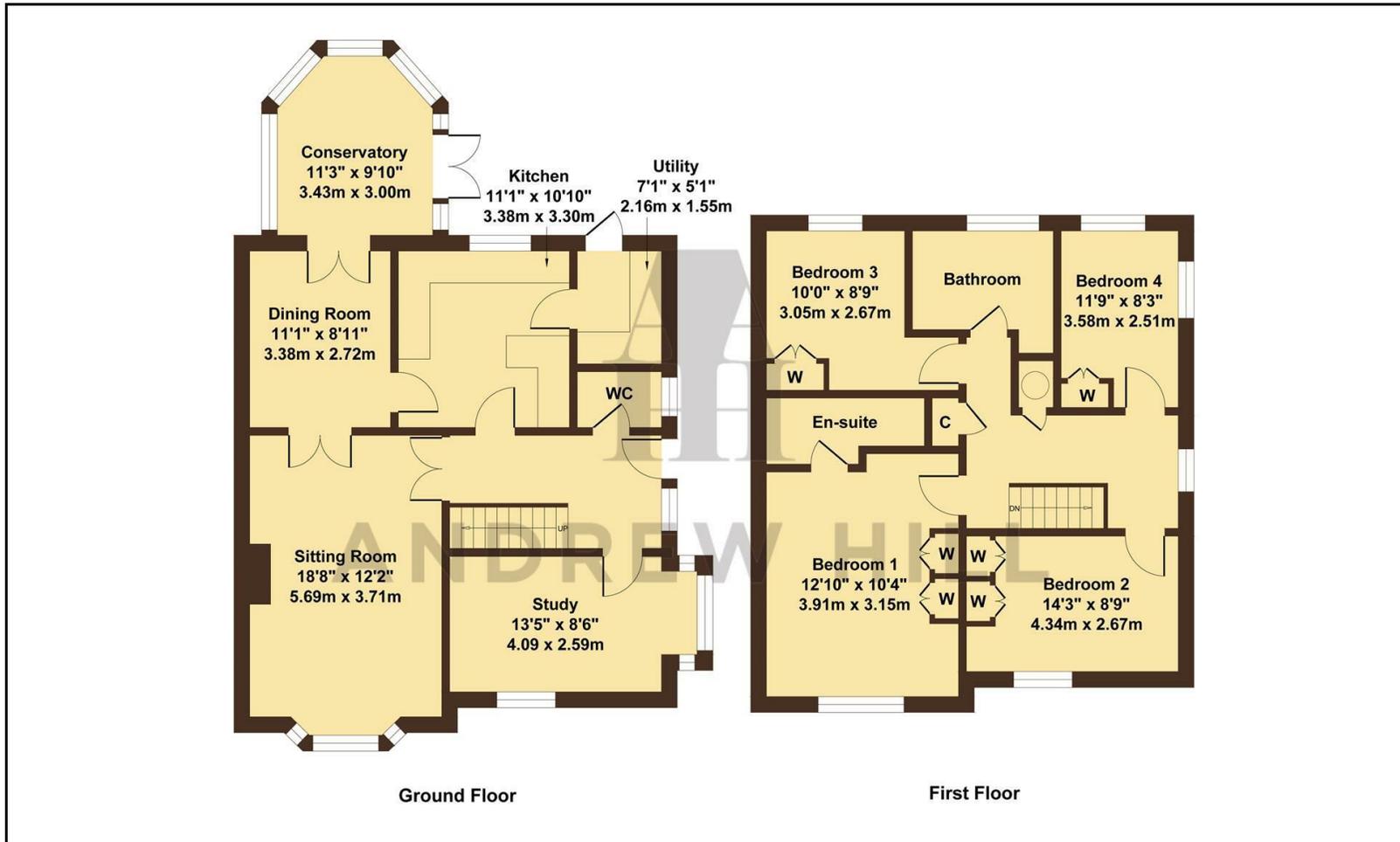




- Modern Detached Family Sized House
- Contemporary Fitted Kitchen & Utility
- Immaculate Condition Throughout
- Approx 1500 sq ft.

- 4 Good Sized Bedrooms
- 4 Reception Rooms
- Fine Corner Position with Ample Parking

- Upgraded Bathroom and En Suite
- Beautiful Well Stocked Garden
- Sought After South Side Location



Services

- Mains services connected.
- Gas central heating.
- Sealed unit double glazing.
- EPC rating C.
- Council tax band G

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