



14 Hutton Gate, Harrogate, North Yorkshire, HG2 9QH

£400,000

Offers Over

## 14 Hutton Gate, Harrogate, North Yorkshire, HG2 9QH

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A beautifully presented four-bedroom modern town house, enjoying a quiet position on his popular development with double-width driveway, garage and attractive garden.

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This super property is appointed to a high standard and provides generous accommodation arranged over three floors. On the ground floor, there is a large open plan, dining kitchen with glazed doors, leading to the garden, a utility room and downstairs WC. On the first floor, there is a large L-shaped living room with glazed doors leading to a Juliet balcony and the main bedroom which has a modern, newly fitted ensuite shower room. On the top floor, there are three further good-sized bedrooms and a modern bathroom. The property has a drive which provides parking and leads to the garage / store and to the rear of the property there is a good-sized and attractive garden with artificial grass and paved sitting area.

The property enjoys an attractive position within the development close to green space and the nearby children's play park, ideally placed on the south side of Harrogate, particularly convenient for local schools, is within easy reach of the town centre and the famous Harrogate Stray.





## **GROUND FLOOR**

### **DINING KITCHEN**

A stunning open plan, kitchen and dining area with windows and glazed doors overlooking the garden. The kitchen comprises a range of modern fitted units with worktop, island and breakfast bar. Under-floor heating.

### **UTILITY**

Providing useful additional storage space with fitted units and washing machine.

### **CLOAKROOM**

With WC and basin.

## **FIRST FLOOR**

### **LIVING ROOM**

A large L-shaped reception room with glazed doors to front leading to a Juliet balcony.

### **BEDROOM 1**

A large double bedroom with window and glazed doors to rear leading to a Juliet balcony.

### **EN-SUITE**

A modern, newly fitted white suite, comprising WC, basin and shower.

## **SECOND FLOOR**

### **BEDROOM 2**

A double bedroom with fitted wardrobes and windows to front.

### **BEDROOM 3**

A double bedroom.

### **BEDROOM 4**

A further bedroom with a window to rear.

### **BATHROOM**

A modern white suite with WC, basin and bath with shower above.

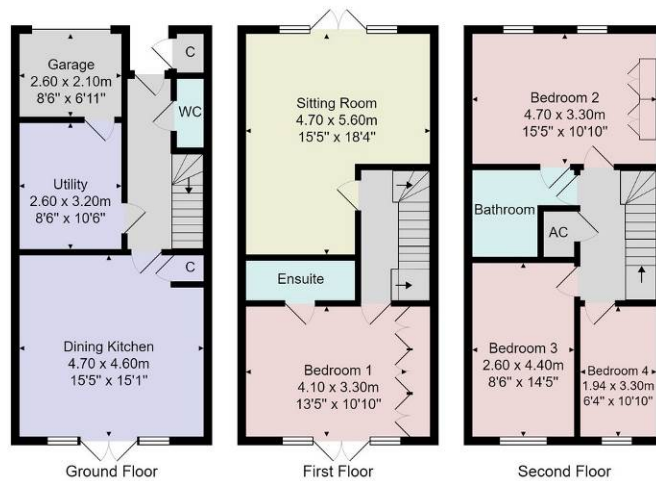
### **OUTSIDE**

To the front of the property, a double width drive provides off-road parking and leads to the store which has a garage door. To the rear of the property there is a good-sized and attractive garden with patio and artificial grass.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 142.5 m<sup>2</sup> ... 1534 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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