



55 Hutton Gate, Harrogate, North Yorkshire, HG2 9QG

£360,000

Guide Price



## 55 Hutton Gate, Harrogate, North Yorkshire, HG2 9QG

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A well-presented three-bedroom town house enjoying a quiet position on his popular development with garage, parking and attractive garden.

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This super property provides generous accommodation arranged over three floors. On the ground floor there is a reception room and well-equipped kitchen, together with cloakroom / WC. On the first floor there is a sitting room, house bathroom and bedroom with Juliet balcony, whilst on the second floor there are two further bedrooms, including the main bedroom which has a modern en-suite shower room. The property has a front garden in addition to the rear garden, which provides a paved sitting area and artificial grass, and there is a garage which has light, power and storage above and a parking space.

The property is ideally placed on the south side of Harrogate, particularly convenient for local schools, within the catchment area for Harrogate Grammar School and within easy reach of the town centre and the famous Harrogate Stray.







## **GROUND FLOOR**

### **DINING ROOM**

A reception room with window to front.

### **KITCHEN**

With fitted units, gas hob, oven and space for appliances.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **SITTING ROOM**

A spacious reception room with windows to front overlooking the park.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

### **BEDROOM 3**

A double bedroom with windows and glazed doors leading to the Juliet balcony. Fitted pull-down double bed.

## **SECOND FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **EN-SUITE SHOWER ROOM**

A modern white suite, comprising WC, washbasin and shower. Heated towel rail.

### **BEDROOM 2**

A double bedroom with window to rear.

## **OUTSIDE**

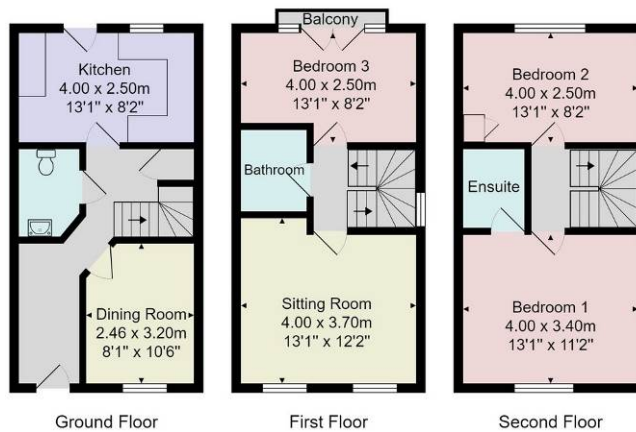
There is an attractive front garden with artificial grass and patio. To the rear of the property there is an enclosed garden with artificial grass and paved sitting area. There is a single garage and space to park in front of the garage.

**Tenure** - Freehold

**Council Tax Band** - E







Total Area: 96.2 m<sup>2</sup> ... 1036 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
£100-150	A		89
£75-100	B		
£50-75	C		73
£25-50	D		
£10-25	E		
£5-10	F		
<£5	G		

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