



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

£400,000

Offers Over

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

A well-presented, modern four-bedroomed town house with an attractive garden to the rear and single garage.

This super property is situated in a sought-after location within this popular south Harrogate district, close to local amenities, Marks and Spencer's food hall and excellent schooling.

The property provides spacious accommodation over three levels, with a large dining kitchen, good sized sitting room with Juliet balcony, four bedrooms and en-suite facilities. An early inspection of this fantastic property is strongly recommended. Offered for sale with no onward chain.





GROUND FLOOR
ENTRANCE PORCH

With outside storage shed and light leading to double-glazed front door.

ENTRANCE HALL

CLOAKROOM

Low-level WC, built-in washbasin with vanity unit, chrome towel rail, extractor fan and radiator.

KITCHEN

Fitted with a range of matching wall and base units with chrome stick handles and complementary work surfaces with tiled splashbacks and including built-in double oven with four-ring gas hob, fridge freezer and dishwasher. Including single stainless-steel sink unit with drainer, cupboard housing boiler, double glazed patio doors to rear and understairs storage cupboard with light.



FIRST FLOOR
L-SHAPED LIVING ROOM

A spacious room with double glazed doors with Juliet balcony to front, radiator and ceiling spotlight.

MASTER BEDROOM

A double bedroom with double glazed window to rear with Juliet balcony, radiator, built-in wardrobes and ceiling fan.

EN-SUITE SHOWER ROOM

Fitted with a suite comprising shower cubicle, built-in washbasin with vanity unit and low-flush WC. With radiator, mirrored cabinet and extractor fan.

SECOND FLOOR

LANDING

With storage cupboards containing hot-water tank and loft hatch access.

BEDROOM 2

A double bedroom with double glazed window to front and two radiators.

BEDROOM 3

A further bedroom with double glazed window to rear and radiator.

BEDROOM 4

A fourth bedroom with double glazed window to rear and radiator.

HOUSE BATHROOM

Fitted with a suite comprising bath, low-flush WC and washbasin. With Jack-and-Jill doors to bedroom 2.



OUTSIDE

GARAGE

With up-and over-door, power and light, housing fridge and chest freezer. Also including washing machine and tumble dryer which are gifted to the property. With wooden storage shelving.

Off-street parking to front bordered by mature flowering shrubs. To the rear there is a recreational flagged patio area, partly laid to lawn with flowering shrubs, trees and bushes and outside tap.

Tenure - Freehold

Council Tax Band - E





Total Area: 144.3 m² ... 1553 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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