



2 Pickering Gardens, Harrogate, North Yorkshire, HG1 4FB

£329,950

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A modern four-bedroomed town house providing beautifully presented accommodation, with good-sized garden and two off-road parking spaces.

This excellent property provides spacious accommodation, appointed to a high standard and with an EPC rating of B, with a well-appointed kitchen, cloakroom, and sitting room with doors leading to the rear garden. On the first floor there are three good-sized bedrooms and house bathroom, whilst on the second floor there is a spacious master suite and en-suite shower room. The property has a fully insulated home office situated at the bottom of the garden which provides an excellent space to work from or could be used as additional living space.

The property forms part of this popular development on the edge of the famous Harrogate Stray, built by Redrow less than four years ago, just a short walk from Harrogate town centre and well served by local amenities.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under-stairs cupboard and utility cupboard with plumbing for washing machine.

CLOAKROOM

White suite comprising low-flush WC and washbasin. Window to front.

SITTING ROOM

A spacious reception room with windows to rear and glazed doors leading to the rear garden.

DINING KITCHEN

Having a range of modern wall and base units and work surfaces. Gas hob with extractor hood above, integrated electric oven and microwave oven, integrated dishwasher and fridge / freezer. Dining area with window to front. USB charging point.

FIRST FLOOR

BEDROOM 2

A double bedroom with window to rear, fitted wardrobes and USB charging point.

BEDROOM 3

A good-sized bedroom with window to rear.

BEDROOM 4

A further bedroom, with window to front and USB charging point.

BATHROOM

Modern white suite comprising low-flush WC, washbasin and bath with shower above. Window to front.

SECOND FLOOR

BEDROOM 1

A large master bedroom with windows to front and rear. Fitted wardrobes. Access to loft space and USB charging point.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin and shower. Eaves storage space. Skylight windows.

OUTSIDE

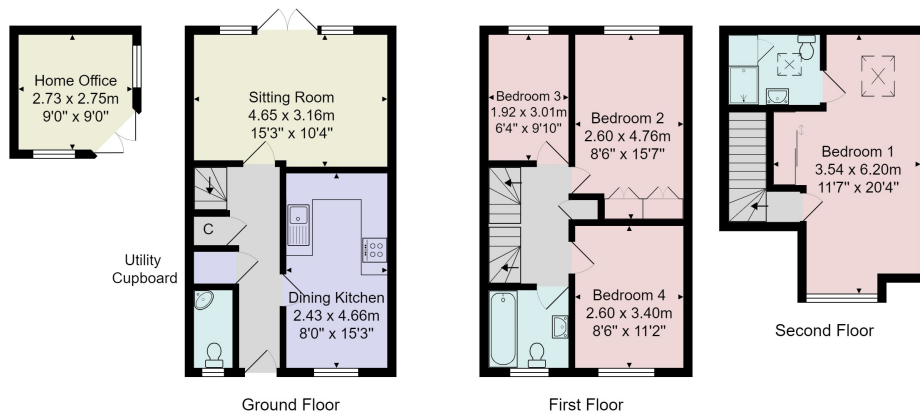
To the front of the property there are two off-road parking spaces, whilst to the rear there is an attractive lawned garden with a southwest aspect, patio and timber garden shed. Outside tap, power point and sun awning.

The property also has the advantage of a fully insulated **GARDEN HOME OFFICE**, with lighting, power, and USB charging point.

Tenure - Freehold

Council Tax Band - E





Total Area: 106.4 m² ... 1145 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			