



32 Whinney Close, Harrogate, North Yorkshire, HG2 9BL

£639,950

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A spacious and beautifully presented four-bedroom detached house offering stylish and well-presented accommodation, forming part of this popular modern development on the south side of Harrogate.

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The stylish property provides generous accommodation comprising a stunning open-plan living kitchen, together with a separate sitting room, utility room and downstairs WC. Upstairs there are four double bedrooms, bathroom and en-suite shower room. The driveway provides parking and leads to a single garage, and at the rear of the property there is an attractive garden with artificial grass.

The property, built in 2021, forms part of an attractive new development just off Whinney Lane to the south side of Harrogate, close to open countryside and within walking distance of excellent local schools, including Ashville College, Harrogate Grammar School and Rossett Primary and Secondary Schools. An internal viewing is strongly recommended. The property is sold with the remainder of an NHBC 10-year guarantee.





## **GROUND FLOOR RECEPTION HALL**

### **SITTING ROOM**

A reception room with bay window.

### **CLOAKROOM**

With WC and washbasin.

### **LIVING KITCHEN**

A stunning open-plan living space with sitting, dining areas and glazed doors leading to the garden with electric blinds. The modern kitchen comprises a range of stylish fitted units with worktop and breakfast bar. Integrated fridge / freezer, dishwasher, induction hob and double oven.



### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

## **FIRST FLOOR BEDROOMS**

There are four very good-sized bedrooms on the first floor, including the main bedroom which has fitted wardrobes and en-suite shower room.



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

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

### **BATHROOM**

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

### **OUTSIDE**

A drive provides parking and lead to a garage which has light and power and electric vehicle charging point. The good-sized rear garden has artificial grass, patio, outdoor sockets and tap.

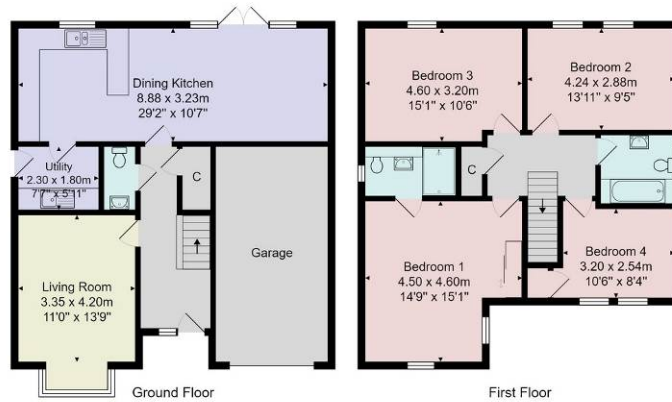
### **AGENT'S NOTE**

There is an annual estate charge of approximately £200, which covers the maintenance of the estate.



**Tenure** - Freehold

**Council Tax Band** - F



Total Area: 158.6 m<sup>2</sup> ... 1708 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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