



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

£330,000

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A modern four-bedroom 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, 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 forms part of this popular development on the edge of the famous Harrogate Stray, built by Redrow seven 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.



FIRST FLOOR

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A good-sized bedroom with window to rear.

BEDROOM 4

A further bedroom, with window to rear.

BATHROOM

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



SECOND FLOOR

BEDROOM 1

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

EN-SUITE SHOWER ROOM

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

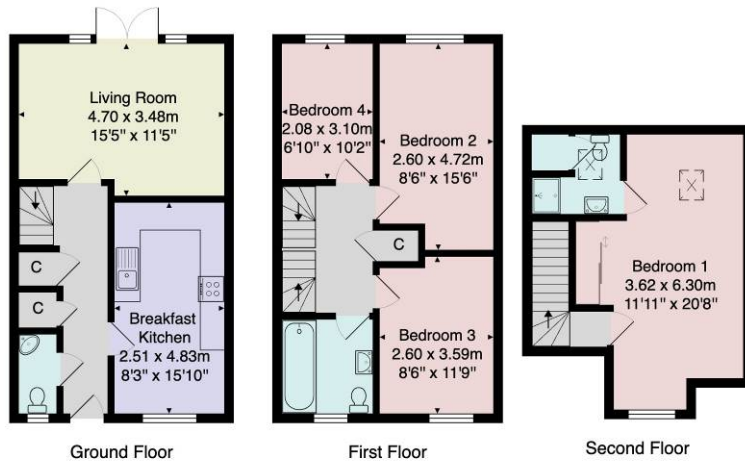


OUTSIDE

To the front of the property there are two off-road parking spaces, whilst to the rear there is an attractive lawned garden with two patios and timber garden shed.

Tenure - Freehold

Council Tax Band - E



Total Area: 105.2 m² ... 1132 ft²

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

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

