



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

**£350,000**

Guide Price

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

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A superb three-bedroom town house enjoying a particularly attractive position within this fashionable development to the south side of Harrogate, well placed close to excellent local amenities and schooling.

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This excellent property offers deceptively generous and flexible accommodation arranged over three levels, with attractive gardens and a single garage. An internal viewing is recommended.





## **GROUND FLOOR**

### **ENTRANCE HALL**

With laminate wood flooring and useful under-stairs cupboard.

### **CLOAKROOM**

With washbasin and low-level WC. Central heating radiator, laminate wood flooring and extractor fan.

### **DINING ROOM / STUDY**

Central heating radiator and laminate wood flooring.

### **BREAKFAST KITCHEN**

Fitted with an excellent range of modern wall and base units having round-edged work surfaces and inset single-drainer stainless-steel sink unit with mixer tap and tiled splashbacks. Split-level oven with electric oven, gas hob and chimney-style extractor over, fitted fridge, freezer and dishwasher. Ceramic tiled floor, wall-mounted gas-fired boiler, central heating radiator, window and double-glazed exterior door to rear.



## **FIRST FLOOR**

### **LOUNGE**

Two central heating radiators, TV and telephone points.

### **BEDROOM 3**

uPVC patio doors to balustrade and central heating radiator.



### **HOUSE BATHROOM**

Modern suite in white comprising panelled bath with mixer shower over, pedestal washbasin and low-level WC. Tiled splashbacks, central heating radiator, extractor fan and laminate wood flooring.

## **SECOND FLOOR**

### **BEDROOM 1**

A double bedroom with central heating radiator.

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

With shower cubicle, pedestal washbasin and low-level WC. Extractor fan, central heating radiator and laminate wood flooring.



### **BEDROOM 2**

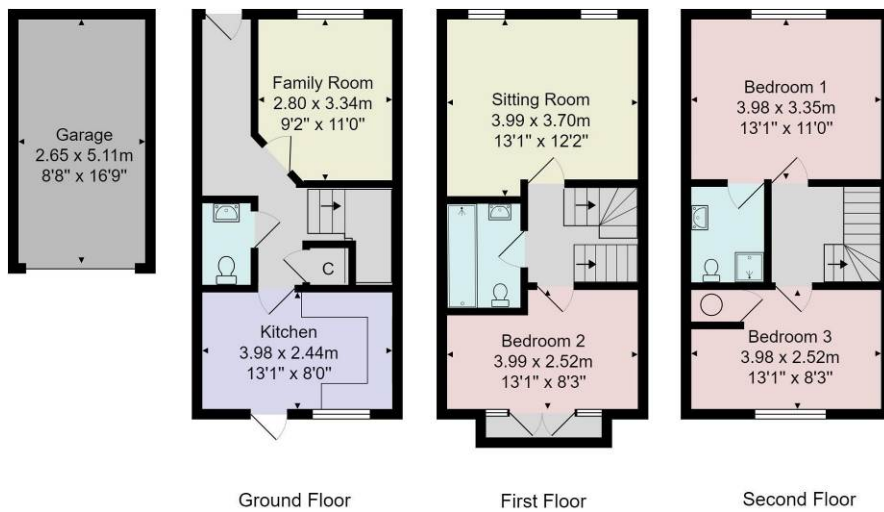
Central heating radiator. Airing cupboard housing the hot-water cylinder.

## **OUTSIDE**

Easily managed garden area to the front of the property with flower borders and shrubs. single garage with parking in front. Enclosed rear garden laid mainly to lawn.

**Tenure** - Freehold

**Council Tax Band** - E



Total Area: 98.9 m<sup>2</sup> ... 1065 ft<sup>2</sup> (excluding garage)

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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