



ORCHID WAY, HARROGATE HG3

GUIDE PRICE £525,000



A detached modern family home boasting a private plot.

8 Orchid Way is an immaculately presented and cleverly extended detached 4-bedroom family home, occupying a fantastic corner plot within a popular and sought after development on Killinghall Moor.

Located in a popular residential area on the North side of Harrogate, this stunning family home boasts flexible and stylish accommodation whilst being within walking distance to many local amenities and perfectly placed for the commuter with easy access to all major roads and rail networks.

Upon entering this impressive home, a central reception hall and solid oak floor flows throughout the ground floor rooms - generous sitting room with limestone surround and remote control log effect gas fire, large bay window overlooking the front garden, spacious living/ dining kitchen with a range of sleek modern cabinets, island unit, integrated appliances, wine fridge, induction hob, remote control velux windows and ample space for a dining table - sliding doors lead out to the private garden - a perfect space to entertain with friends and family.



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
E

EPC Rating
C





Completing the ground floor accommodation is a further sitting room (former garage), a useful utility with space for a washer and dryer and w/c.

To the first floor a light filled landing leads to a large principal bedroom with a full wall of built in wardrobes and an en suite shower room. In addition are two further double bedrooms both with built in wardrobes, a further single bedroom and a modern house bathroom.

Outside

Outside, the property offers tarmac driveway parking for several vehicles, in front of the converted garage which now offers useful storage. The driveway and front lawned garden areas offer fantastic curb appeal to the property.

To the rear of the property the fully walled garden is mainly laid to lawn, with well stocked planted borders, the generous garden is fully enclosed and spans the full width of the property with a paved terrace area in front of the sliding doors to the kitchen.

Services

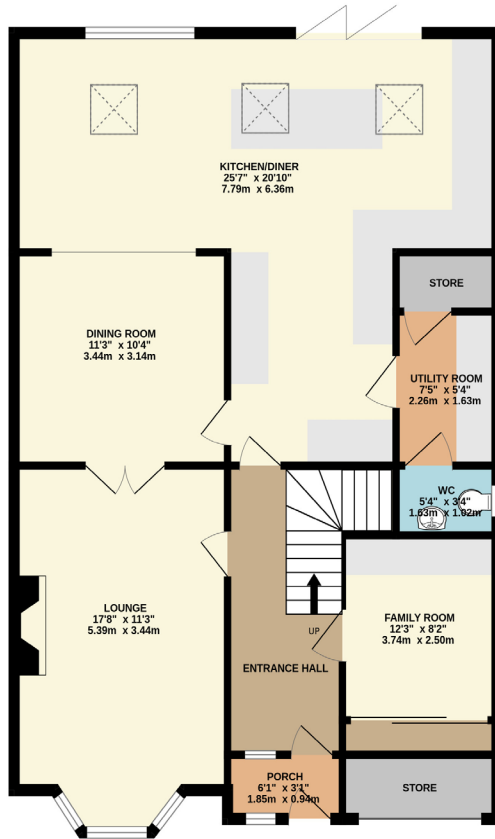
We are advised the property has all mains services.

Directions - HG3 2WR

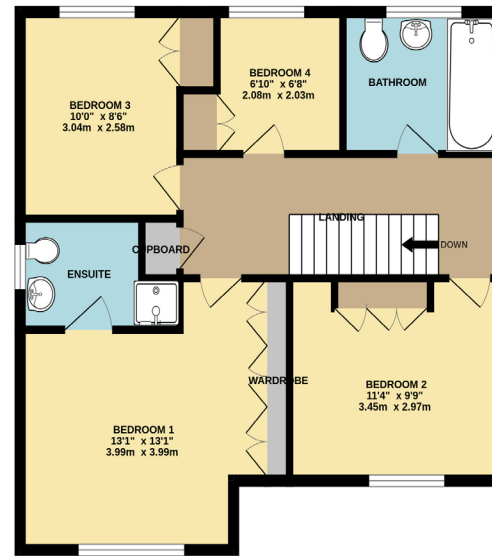
From Harrogate town centre, continue north on the A61 Leeds Road. Take a left onto Jenny Field Drive and continue along for 2.3 miles and at the roundabout take the second exit onto Trefoil Drive. Continue to the roundabout and take the first exit onto Orchid Way. The property will be found on your right hand side.



GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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