



**46 Whernside Close, Harrogate, North Yorkshire, HG3 2QT**

**£339,950**

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A three bedroom detached property, offering stylish and modern accommodation forming part of this exclusive new development on King Edwin Park, just off Pennypot Lane on the edge of Harrogate.

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This modern home is appointed to a high standard and features a stunning open plan, dining kitchen together with separate utility room, downstairs, WC and large sitting room. Upstairs there are three good sized bedrooms including a master bedroom with ensuite, shower room and a modern house bathroom. The property has an attractive garden with lawn and patio and has a single garage and off road parking.

The property is situated in a delightful position, surrounded by attractive countryside, yet is just a short drive from Harrogate town centre.





## GROUND FLOOR

### SITTING ROOM

A spacious reception room with glazed doors leading to an attractive walled garden.

### DINING KITCHEN

With a spacious dining area, and a stylish kitchen comprising a modern range of fitted wall and base units with gas hob, integrated oven, integrated fridge/freezer and dishwasher.

### UTILITY ROOM

With fitted units and space for washing machine.

### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with en-suite.

#### EN-SUITE

A white modern suite comprising WC, basin and shower.

#### BEDROOM 2

A double bedroom.

#### BEDROOM 3

A further good sized bedroom.

### BATHROOM

A white modern suite comprising WC, basin and bath with shower above.

### OUTSIDE

There is an attractive walled garden with lawn and patio. A drive provides parking and leads to a SINGLE GARAGE.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 92.1 m<sup>2</sup> ... 991 ft<sup>2</sup>

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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## Verity Frearson

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