



51 Sanders Walk, Harrogate, North Yorkshire, HG1 4FA

£315,000

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A beautifully presented, modern two-bedroom home forming part of this popular new development, situated in a convenient location on the edge of Harrogate town centre and well served by local amenities whilst being close to beautiful open countryside.

This impressive property is appointed to a high standard and features a stunning open-plan ground-floor living area with sitting room, dining area with glazed doors leading to the garden, and a stylish fitted kitchen. There is a downstairs WC, together with two first-floor bedrooms, an en-suite shower room and modern bathroom. A driveway provides parking for two vehicles to the front of the property, and to the rear there is a good-sized rear garden with lawn, patio and shed.

The property forms part of this exciting modern development situated just off Claro Road, near to the Stray and Harrogate town centre.





GROUND FLOOR

LIVING KITCHEN

A stunning open-plan kitchen and living space with space for sitting and dining areas and glazed doors leading to the garden and a modern fitted kitchen with integrate appliances including gas hob, electric double oven, dishwasher and fridge / freezer. Under-stairs cupboard with plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

A further double bedroom.

BATHROOM

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

OUTSIDE

There is a drive which provides parking for two vehicles to the front with electric vehicle charging point. To the rear is an attractive garden with lawn patio and shed.

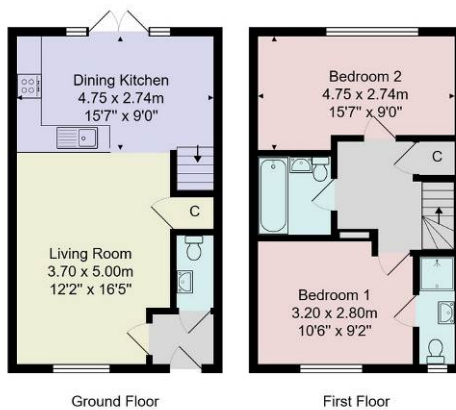
AGENT'S NOTES

The property is approximately two years old and is sold with the remainder of a 10-year builder's warranty. The property is freehold.

An estate charge will be payable upon completion of the estate. £TBC.

Council Tax Band - C





Total Area: 74.7 m² ... 804 ft²
 All measurements are approximate and for display purposes only.
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