



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

**£265,000**

# 27 Whernside Close, Harrogate, North Yorkshire, HG3 2QT

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A modern two-bedroom semi-detached home located within the exclusive King Edwin Park development, just off Penny Pot Lane on the sought-after edge of Harrogate.

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Finished to a high standard throughout, the property offers contemporary living accommodation, complemented by a landscaped rear garden and an allocated parking space.

This attractive home combines modern design with practical living and would suit first-time buyers, professionals, or those looking to downsize in a highly regarded residential location.





The well-planned interior briefly comprises: an entrance hallway, downstairs WC, sitting room, breakfast kitchen, two double bedrooms and a house bathroom.

### GROUND FLOOR

The sitting room is bright and well-presented, finished in neutral tones and offering ample space for seating and media furniture, creating a comfortable and inviting space for everyday use and relaxing. The modern fitted breakfast kitchen features a range of wall and base units, integrated appliances and complementary work surfaces, and opens to a defined dining area with French doors leading to the rear garden, providing a bright and practical space for everyday living.

### FIRST FLOOR

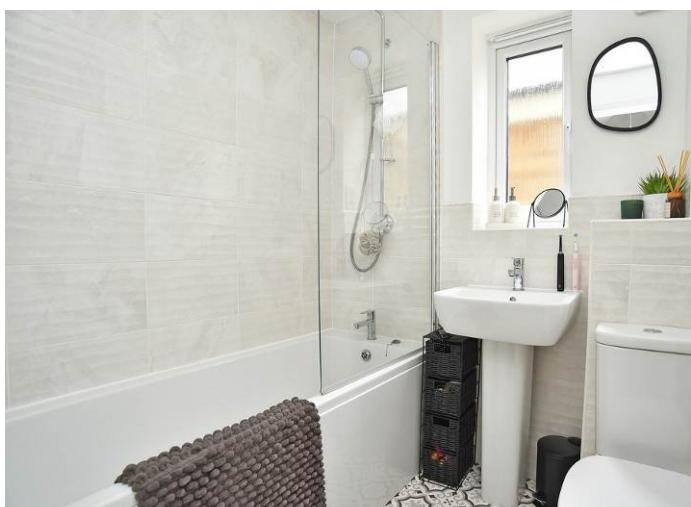
The principal bedroom is a well-proportioned double room benefiting from a bank of fitted wardrobes and a pleasant outlook, while the second bedroom is a further double room, ideal for guests, a home office or additional bedroom. The house bathroom is fitted with a white suite comprising a panelled bath with shower over, washbasin and WC, finished with contemporary tiling and a window providing natural light.

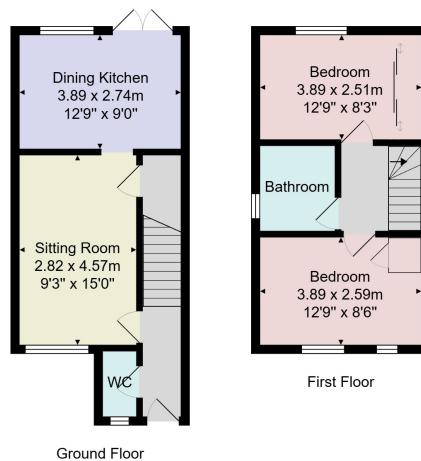
### OUTSIDE

Externally, the property benefits from a designated parking space to the front, with additional on-street parking available for visitors. To the rear is an enclosed garden, mainly laid to lawn with a composite decking area, ideal for outdoor seating and entertaining.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92+)	A		
(81-80)	B		83
(69-60)	C		
(55-48)	D		
(39-34)	E		
(21-18)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			