



**3 Mill Gate, Harrogate**

**£400,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A deceptively spacious and immaculately presented four-bedroom semi-detached home with an attractive garden, enjoying a delightful open aspect to the rear over surrounding countryside. The property is tucked away on a quiet cul-de-sac within this highly desirable area, conveniently located for excellent local amenities and easy access to Harrogate town centre, while also being perfectly positioned on the edge of beautiful open countryside.

Externally, a driveway provides off-street parking and leads to a single garage. To the rear, the property enjoys an attractive garden with a superb open outlook across the surrounding fields, offering a wonderful sense of space and privacy.

Council Tax band: D

Tenure: Freehold

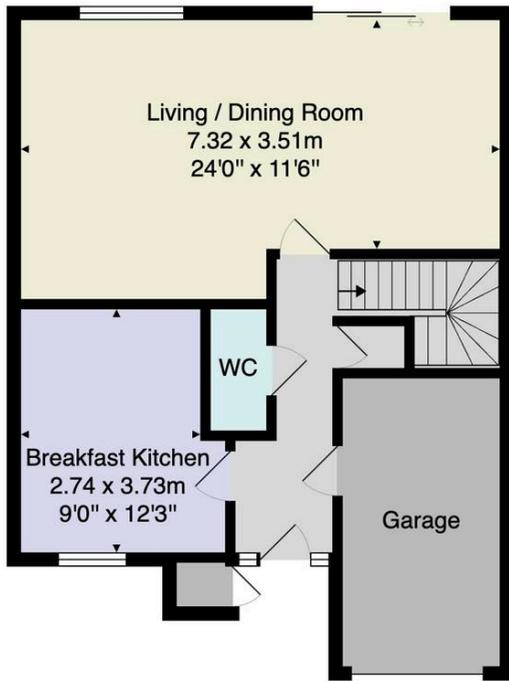
EPC Energy Efficiency Rating: D



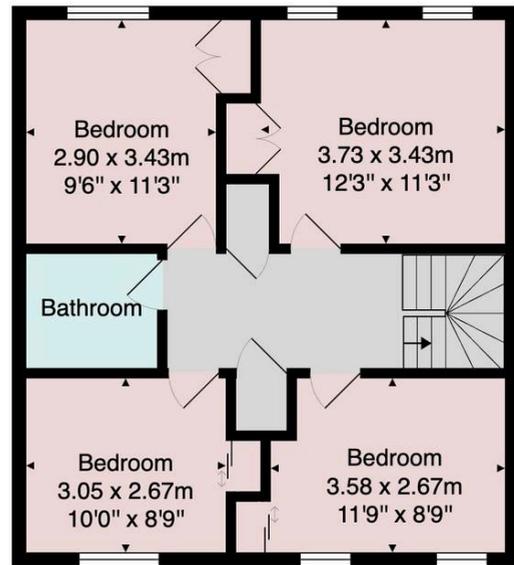
This superb home offers beautifully presented and versatile living accommodation, ideal for modern family living, with plenty of storage. The ground floor features a spacious open-plan living area with patio doors opening onto the rear garden, creating a bright and welcoming space. A modern fitted kitchen with a breakfast bar provides a stylish and practical area for cooking and dining, while a convenient downstairs WC completes the ground floor.

On the first floor, there are four well-proportioned double bedrooms, each with fitted wardrobes and all offering comfortable and flexible accommodation, along with a contemporary family bathroom finished to a high standard.





Ground Floor



First Floor

Total Area: 113.0 m<sup>2</sup> ... 1216 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

