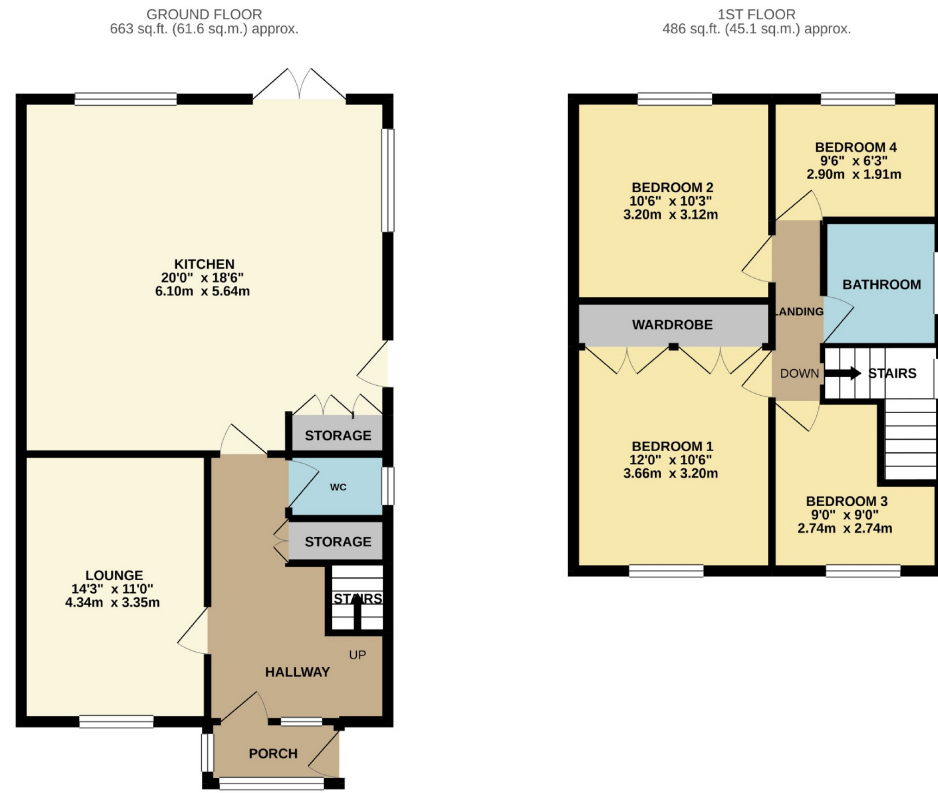
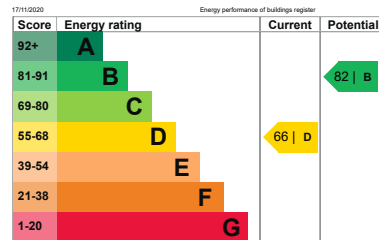


## Floor Plan



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m.) approx.

## Energy Performance Certificates



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

**Breakdown of property's energy performance**

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/9325283340962050-3125>

## Directions

Proceed up Otley Road passing the towns Grammar School and turn right into Plantation Road and right into Plantation Close where no 14 is easily found on the right hand side.

Council Tax Band      Tenure Freehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



## Offers in the region of £386,950

Hotel California At, No 14 Plantation Close, Harrogate, North Yorkshire, HG2 0DF

4 Bedroom House - semi-detached

*An immaculately presented and tastefully extended four bedroomed semi detached family home, located in a highly regarded peaceful cul de sac, with a stunning country outlook to the rear looking onto open fields, close to the Valley Gardens and benefitting from good schooling options.*



**HOPKINSONS**  
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

An immaculately presented and tastefully extended four bedroomed semi detached family home, located in a highly regarded peaceful cul de sac, with a stunning country outlook to the rear looking onto open fields, close to the Valley Gardens and benefitting from schooling options, including Harrogate Grammar School, close by. No chain involved.

With gas fired heating this contemporary family home briefly comprises: Entrance porch, spacious reception hall with useful under stair storage cupboard, guest cloaks/wc, great size lounge with a living flame fire, stunning living family dining kitchen with a bespoke handmade kitchen including breakfast bar with integrated gas cooking range, fitted kitchen area with modern units and a soft seating/dining area with double opening doors to the rear enclosed garden.

At first floor there are four good sized bedrooms and a luxury house bathroom with a shaped shower bath with shower attachment over.

At the front of the property there is a lawn with flower bed borders. A private driveway that offers ample parking for three vehicles off the cul de sac which leads to a single garage 18'6 x 9'6 with electric entrance door, electric, light and power.

At the rear there is an enclosed garden with shaped lawn, patio, flower bed borders, useful store and personal access gate that leads to a wooded area from where there are walks into the Pine Woods, Valley Gardens, Harrogate Squash and Tennis club and a 10 minute walk into the town centre.

