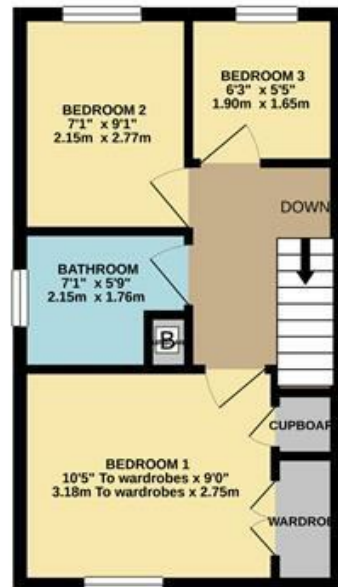


GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Petty Whin Close
Harrogate

£229,950

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

360° Virtual Tour

A beautifully presented, brick built, semi detached property situated in a quiet cul-de-sac, forming part of this popular residential location close to local school, supermarket, shops, recreational area and the Harrogate Hydro swimming pool. The town centre is only a short distance away.

The accommodation benefits from double glazing and central heating and comprises: Entrance vestibule, good sized living room, dining room, kitchen, three bedrooms and house bathroom.

There is potential to extend to the side of the property - subject to the usual consents.

3 Bedrooms

2 Reception Room

1 Bathroom

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DIRECTIONS - HG3 2YB

From Harrogate take the Ripon Road and at the traffic lights turn left into Jennyfield Drive. Continue towards the end of the road where Petty Whin Close is a turning on the left hand side.

COUNCIL TAX

The property has been placed in band C.

TENURE

The tenure of the property is Freehold



EPC RATING: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	55	70	(39-54) E	52	71
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles