



39 Pickering Gardens, Harrogate

£450,000 Offers Over



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautifully presented and deceptively spacious four-double bedroomed family home, occupying a highly sought-after position close to Harrogate town centre and the famous Stray. Offering stylish and contemporary accommodation arranged over three floors, the property has been finished to a high standard throughout and provides flexible living space ideally suited to modern family life with the advantage of a garage and driveway parking.

The property enjoys an excellent location within easy reach of Harrogate's extensive amenities, highly regarded schools, restaurants, cafés and rail links, whilst also being just a short walk from the Stray's 200 acres of open parkland.

OUTSIDE

A driveway provides off-road parking and leads to a detached single garage. To the rear of the property is an attractive enclosed walled garden comprising a lawn and paved seating area, providing an excellent outdoor space for relaxing and entertaining.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR

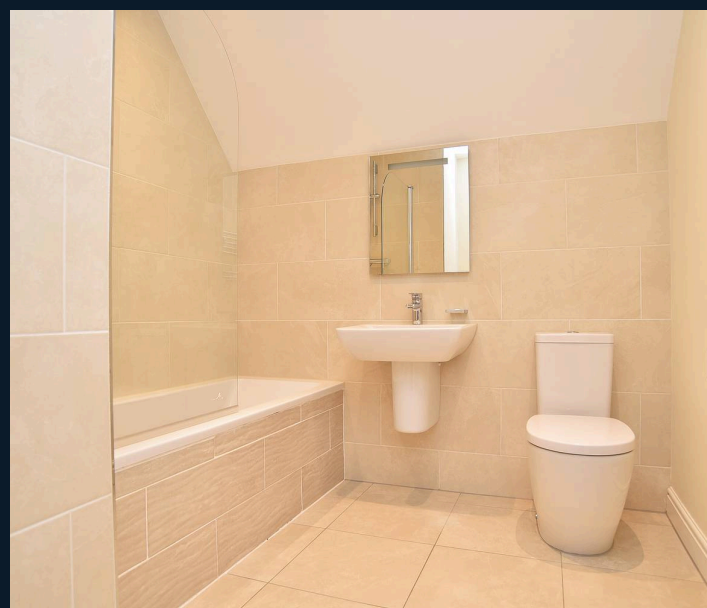
A welcoming reception hall with fitted storage cupboards provides access to the principal accommodation. There is also a useful downstairs cloakroom fitted with a WC and washbasin. The sitting room is a bright and spacious reception room with windows to two elevations, fitted shutters and an attractive outlook. To the rear of the property is the impressive open-plan dining kitchen, providing an excellent space for everyday family living and entertaining. There is ample room for a dining table and glazed doors open directly onto the rear garden. The kitchen is fitted with a stylish range of contemporary wall and base units incorporating an electric hob, integrated oven, microwave, fridge freezer and dishwasher. A fitted utility cupboard provides space and plumbing for laundry appliances.

FIRST FLOOR

The principal bedroom is a generous double room benefiting from a modern en suite shower room fitted with a white suite comprising a WC, washbasin set within a vanity unit and a walk-in shower. There is a further spacious double bedroom on this floor. In addition, there is a separate WC accessed from the landing.

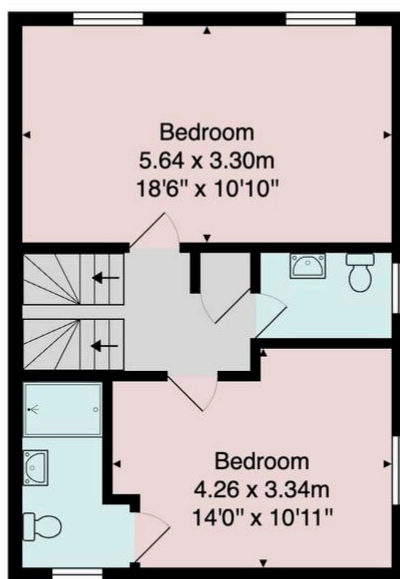
SECOND FLOOR

The second floor provides two further generous double bedrooms together with a modern family bathroom fitted with a white suite comprising a WC, washbasin and bath with shower above.

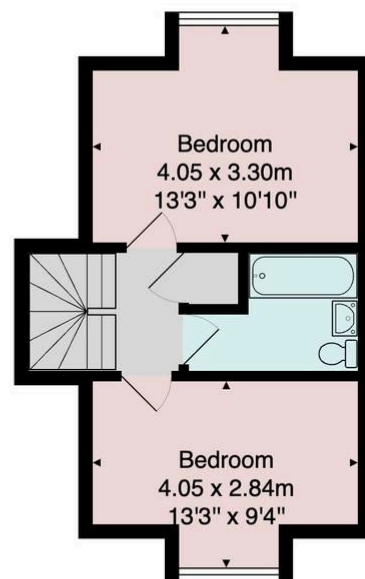




Ground Floor



First Floor



Second Floor

Total Area: 125.0 m² ... 1345 ft²

All measurements are approximate and for display purposes only.

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