



9 WINTERBURN CLOSE
Harrogate



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Harrogate, HG3 2YL

A fantastic four bedroom executive home beautifully presented both inside and out with the added benefit of a stunning low maintenance landscaped garden to the rear, detached garage and self contained garden room.

ACCOMMODATION

Detached Executive Home
Immaculate throughout
Four Bedrooms and Two Bathrooms
Stunning Garden to the rear
Popular location on the Westerly edge of Harrogate
Ideal for downsizers or families
Detached Garage and self contained log cabin/garden room
No onward chain



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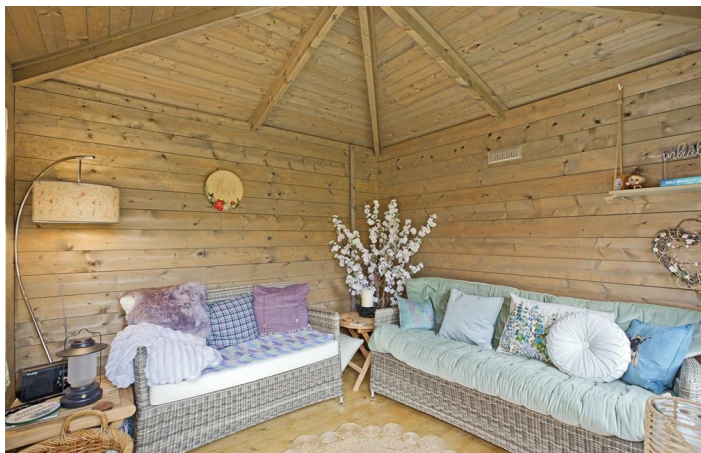
Description

This four bedroom executive home offers more than meets the eye. The fabulous property has had many upgrades, and this has been further enhanced by the stunning landscaped garden to the rear.

Beautifully presented throughout the prospective purchasers will be wowed by the flexibility of this home. Giving the peace of mind that the remainder of the 10 year Guarantee offers, the home has been expertly updated and the vendors have made additions such as built in wardrobes in the bedrooms.

Briefly comprising to the ground floor: Hallway with staircase off, cloakroom/w.c, sitting room, study, huge open plan living/dining/kitchen, utility room.

To the first floor: principal bedroom with ensuite shower room, three further bedrooms and the house bathroom.





Outside

To the front of the property is a lawn with path to the front door. A block paved driveway provides parking and leads to the detached garage. This space has the provision of power and light and rear pedestrian access door leading to the rear garden. This is a particular highlight as the current owners have installed a fabulous garden room/log cabin which could be utilised for various purposes. Currently used as an additional reception space, this offers a calming environment where purchasers can choose to relax or use as a work space. The Garden is exemplary and would not look out of place at Chelsea Flower show. The vendors have described below the works that they have carried out, needless to say it is a credit to them.

Situation and Amenities

Winterburn Close forms part of a sought after modern development constructed by Bellway Homes and positioned on the North Westerly edge of Harrogate. The Close has a great community spirit and neighbours hold many events throughout the year. Accessible and within walking distance of local amenities and fabulous open countryside, the location offers the best of both city and rural living. There are regular buses into Harrogate and further afield perfect for the commuter. Harrogate train station offers regular services to London Kings Cross.



The Appeal of Our Home-The Owners Insight

With most neighbours moving into Winterburn Close at the same time when the houses were built, a nice community has formed – aside from occasional get-togethers, there is always someone to put the bins out, take in a parcel or water the garden.

We had an expert snagging survey carried out and found a few minor points which were resolved so giving us complete peace of mind. Beyond that, there was very little to do indoors – we added wardrobes and put in extra storage in the house and garage, upgraded the house locks to be ‘keyed alike’ and installed a PodPoint EV charger.

The main improvement that we’ve made has been to the garden which is large for a new build. The patio, right outside the kitchen diner, provides plenty of space for entertaining and relaxing and catches the sun until dusk. This is screened by low maintenance shrubs and trees which, along with a small pond, provide a sanctuary for wildlife. A solid timber garden room, well-insulated for year-round use, provides a cosy haven whatever the weather. Professionally installed electrics provide power to the garden room and atmospheric lighting to the garden. Everything, from the drains up, has been designed thoughtfully and built to a high standard.

Tenure

Freehold

Local Authority and Council Tax Band

North Yorkshire Band F

Services and other Information

Particulars and Photographs

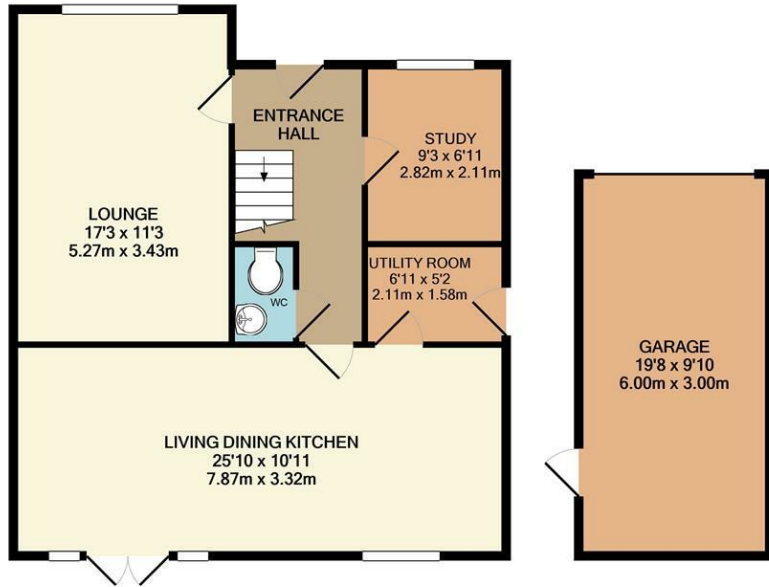
The photographs were taken October 2024 and details created November 2024

What 3 Words

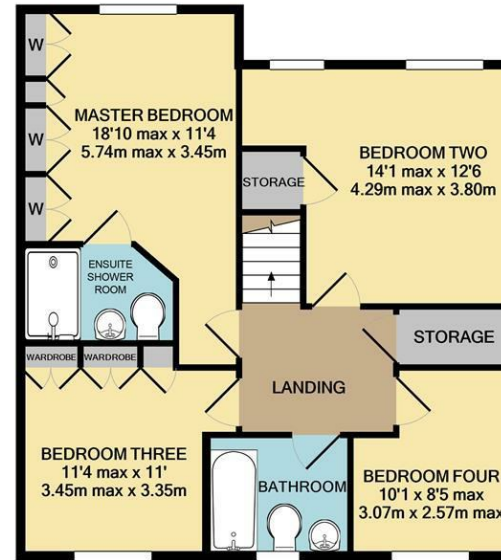
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Viewings

Strictly by appointment with GSC Grays 01423 590500



GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1351 SQ.FT. (125.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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