





## 1 PENNY POT GARDENS, HARROGATE, HG3 2GB

Harrogate town centre - 2 miles

Leeds - 17 miles

York - 27 miles

A1(M) - 10 miles

Reception Hall · Cloakroom · Sitting room · Dining room  
Study · Breakfast kitchen · Utility room · Landing · Principal  
bedroom with an en suite bathroom · Guest bedroom  
with an en suite shower room · 2 additional bedrooms  
House bathroom · Large drive providing extensive parking  
Detached double garage · Lawned garden to the front  
Large and private south west facing garden to the rear  
Attractive cul-de-sac position · Significant potential

1 Penny Pot Gardens occupies an attractive cul-de-sac position, forming part of a popular development undertaken in the mid 1990s. Harrogate town centre is within about 2 miles and provides an excellent range of facilities including quality and varied shops, restaurants and an extensive range of recreational facilities. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within 10 miles to the East and Leeds/ Bradford 13 miles to the south west. In addition, the railway station in the town centre provides frequent services throughout the day to Leeds and York. Mainline services to London's Kings Cross operate from stations in both of those cities.

1 Penny Pot Gardens is an impressive modern detached property, built in the mid 1990s by Bryant Homes. It offers well planned family accommodation which is now in need of some general updating. In addition, potential exists to extend the property by virtue of the large plot that it occupies. Other similar styled properties have also had loft conversions undertaken. As previously mentioned, the property is set in arguably the best plot within the development, with a large lawned garden to the rear with a choice south west facing orientation.

**AN IMPRESSIVE DETACHED PROPERTY PROVIDING EXCELLENT FAMILY ACCOMODATION, IN NEED OF SOME UPDATING AND WITH SCOPE FOR EXTENSION, OCCUPYING A CHOICE CORNER POSITION WITH A LARGE AND PRIVATE SOUTH WEST FACING GARDEN, FORMING PART OF THIS POPULAR DEVELOPMENT ON THE WESTERN EDGE OF HARROGATE.**





The accommodation is arranged over 2 floors and includes a central reception hall, cloakroom, through sitting room, dining room, study, breakfast kitchen and a utility room. On the first floor is a landing, principal bedroom with an en suite bathroom, guest bedroom with an en suite shower room, 2 additional bedrooms and a house bathroom.

Outside, there is a large driveway providing lots of off street parking as well as a detached double garage - measuring 19' 1" x 16' 6" (5.82m x 5.02m). Lawned areas border the driveway. To the rear is the superb aforementioned lawned garden.

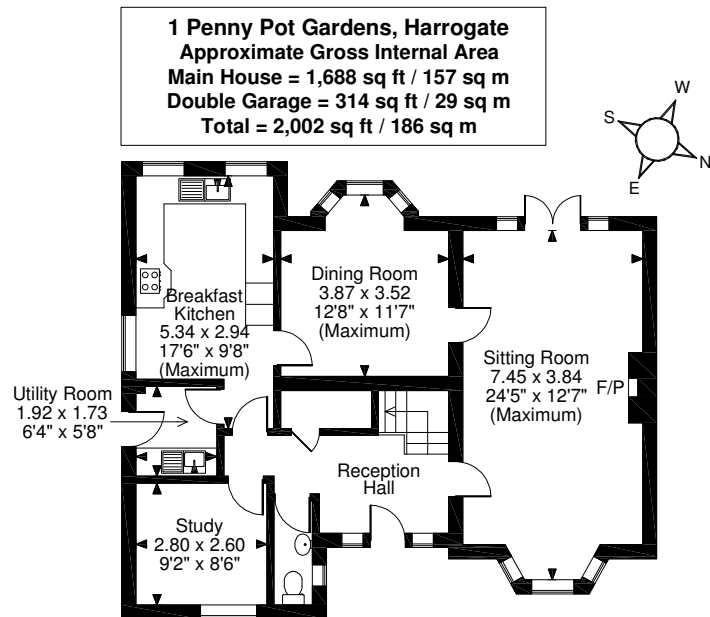
## ADDITIONAL INFORMATION

**Tenure:** The property is freehold with vacant possession given on legal completion.

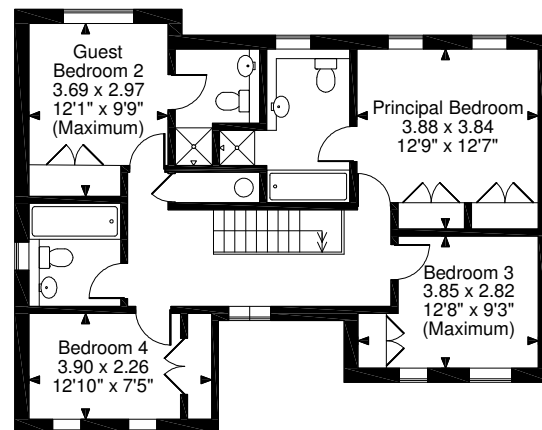
**Services:** We are advised that all mains services are installed.

**Viewings:** Strictly by appointment through the selling agents - 01423 523423.





**Ground Floor**

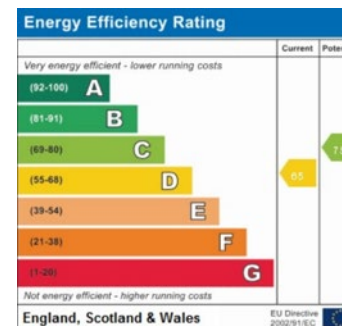


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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