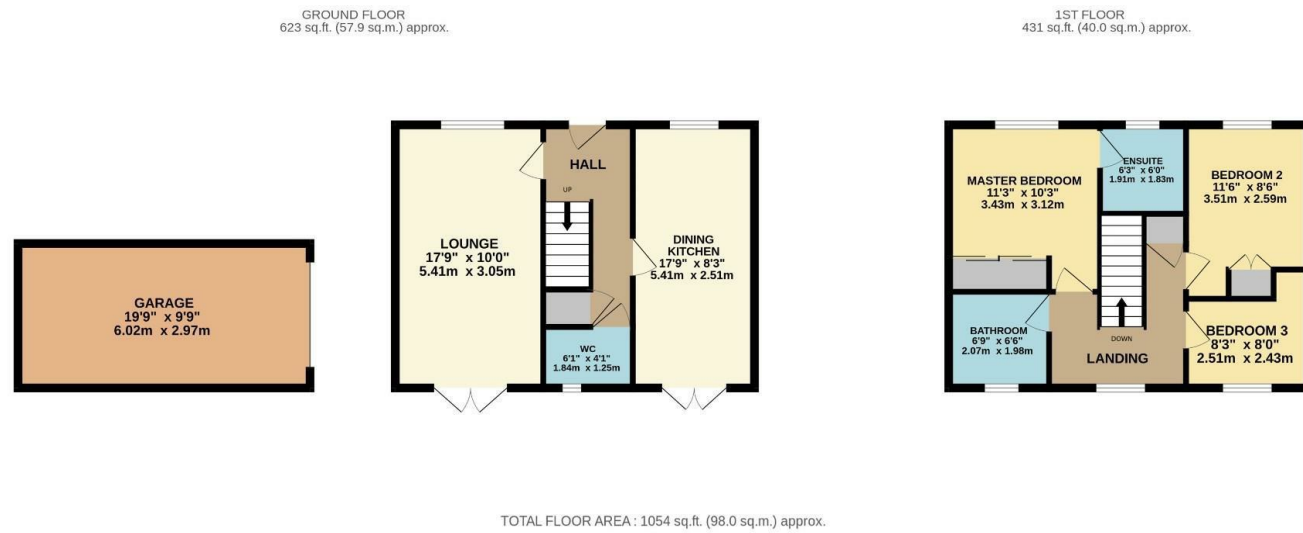
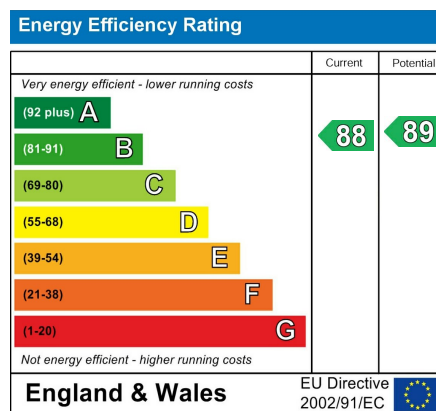


Floor Plan



Energy Performance Certificate



Directions

Proceed along Bogs Lane and turn into Oak Drive opposite Henshaws College. Proceed to the bottom where the property is the first on the right marked by a Hopkinsons for sale board on Rowan Close.

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.



£335,000

23 Rowan Close, Harrogate, HG1 4GU

3 Bedroom House - Detached

A beautifully presented three bedroom detached family home with enclosed rear garden and single garage located in a quiet cul-de-sac between Harrogate and Knaresborough.



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

The property features UPVC double glazed windows gas fired central heating together with solar panels and has a boiler that was serviced in 2025.

The smartly presented home briefly comprises reception hall useful under stairs store, guest cloaks/WC.

There is a 18 foot long lounge with double opening doors to the rear enclosed garden. There is a modern fitted high gloss kitchen with integrated appliances that include a fridge freezer, double oven, dishwasher, washing machine, five ring gas hob with extractor hood over and a concealed backseat central heating boiler.

At first floor there is a spacious landing with access to roof void. The master bedroom with fitted double wardrobe and an updated luxury shower room fitted in 2024.

There are two further double bedrooms the largest of which features a fitted wardrobe. There is a luxury bathroom with fitted handheld and watering can shower over the bath.

Outside the front of the property, there is a well kept low maintenance front garden with a shaped lawn.

There is a single garage with electric light and power, up and over entry door and a private tarmac driveway providing parking for one car.

