

## Wheatlands Way, HG2

Offers Over £875,000

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**A Superb Investment.** A beautifully appointed 5/6 bedroom detached property located in this quiet, highly desirable cul-de-sac within the 'golden triangle' of the best schools Harrogate has to offer; St Aidans, St John Fisher and the Harrogate Grammar School, all of which are within a short walk (even for teenagers!). This property has huge potential to reconfigure to create a large Kitchen/Breakfast room and we'd recommend a viewing to fully realise its potential. The property is tucked away off Wheatlands Road East in a quiet, friendly road, and offers nearly 3000 sqft of flexible accommodation, with an impressive South West facing garden. The property is exceptionally well presented and has been a much loved family home for many years.

Further benefits include a double garage with rapid EV charger and further off street parking for 4 cars.



### Key Features

- Huge Potential to Reconfigure
- Highly Desirable South Side Location
- South West Facing Garden
- Beautifully Presented
- Minutes Walk to Hornbeam Station
- 5/6 Bedrooms
- Walking Distance to Schools
- Double Garage with Rapid EV Charger
- Close to Local Shops & Transport Links
- Flexible Accommodation

