



**Durham Way, Harrogate HG3 2TA**



**welcome to**

**Durham Way, Harrogate**

We are delighted to offer for sale this three bedroom terraced property which benefits from both front and rear gardens as well as well-proportioned living accommodation. Viewing strongly advised to see the potential of this property. CALL US TODAY TO BOOK YOUR VIEWING!



### **Durham Way**

We are pleased to offer for sale this three bedroom, terraced property which is located in the popular residential area of Jennyfields with access to bus links into Harrogate town centre. The property is neatly presented throughout and the interior accommodation consists of a living room, dining room, kitchen, three bedrooms and a bathroom. There is enclosed gardens to the front and rear. The property would be ideal for a small family or a couple looking for their first home. Just a short walk away there is a bus stop which provides transport links to Harrogate and Ripon.

### **Living Room**

12' 7" x 10' 4" ( 3.84m x 3.15m )

The living room is accessed from the entrance hallway. The room features a large front aspect window which provides the room with a good amount of natural light. There is an archway which leads through into the dining area.

### **Dining Room**

10' 2" x 9' 11" ( 3.10m x 3.02m )

The dining area is flows through from the living room and there is space for a dining table to seat at least six people.

### **Kitchen**

9' 11" x 8' ( 3.02m x 2.44m )

The kitchen features traditional style wall and base units, integrated oven, freestanding undercounter fridge and freezer, space for a washing machine, four ring hob with extractor over and stainless steel sink and tap. There is a door which leads out onto the rear garden. The boiler is also located in the kitchen.

### **Bedroom One**

10' 11" x 11' 11" ( 3.33m x 3.63m )

A good sized double bedroom with fitted furniture and window to the front.

### **Bedroom Two**

8' 11" x 9' 11" ( 2.72m x 3.02m )

Another good sized bedroom with fitted wardrobes and a window to the front.

### **Bedroom Three**

The smallest of the three bedrooms.

### **Bathroom**

6' 10" x 5' 5" ( 2.08m x 1.65m )

The bathroom features fully tiled walls and floor. There is a bath, hand wash basin and W.C.

### **Front & Rear Garden**

The property benefits from a well planted, paved, rear garden as well as an enclosed front garden with gate which consists of a lawn area and footpath leading to the front door.



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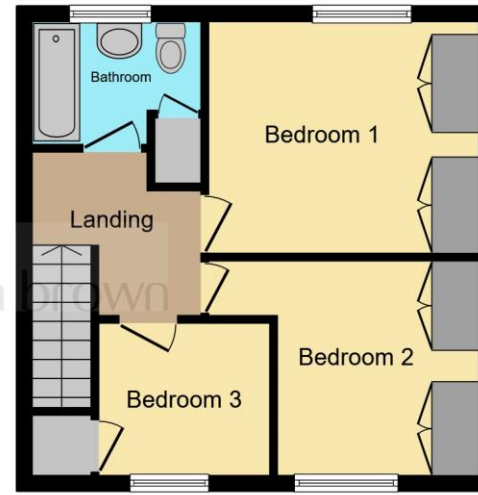
- THREE BEDROOMS
- TERRACE
- POPULAR RESIDENTIAL AREA
- FRONT AND REAR GARDEN
- GOOD BUS LINKS

Tenure: Freehold EPC Rating: C

offers over  
**£215,000**



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HRG106521 - 0011

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william h brown



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