



**Halstead Road, HARROGATE HG2 8BP**

**welcome to**

## **Halstead Road, HARROGATE**

This three bedroom, semi-detached, property is located in the sought after south side of Harrogate. The property is well-presented throughout and benefits from a well-maintained garden and off street parking. Early viewing of this property is strongly advised - please call us to book!

### **Halstead Road**

A well-presented, three bedroom, semi-detached property which is ideally located on the sought after south side of Harrogate. The property is ideally located close to Hornbeam Park train station (links to York, Harrogate and Leeds), it is walking distance of excellent local schools and shops on Leeds Road. The property benefits from a ground floor extension, well-maintained rear garden and off street parking. The well-proportioned interior briefly comprises a living room, dining / kitchen, garden room, utility room and downstairs W.C. To the first floor there are two double bedrooms, a single bedroom to the front and family bathroom. The well appointed accommodation benefits from gas central heating and UPVC double glazing.

### **Living Room**

13' 8" x 10' 6" ( 4.17m x 3.20m )

Bright and spacious living room with feature fire place and large window to the front aspect which provides the room with lots of natural light.

### **Garden Room**

8' 10" x 10' 3" ( 2.69m x 3.12m )

This area is semi-open plan to the kitchen dining area and features French doors which lead onto the rear garden. This area makes the perfect relaxing space or play room.

### **Kitchen / Diner**

10' 8" x 14' 10" ( 3.25m x 4.52m )

Stylish and modern fitted kitchen which features light grey wall and base units. There is contrasting worktops and tiled splashbacks. There is an integrated oven, four ring induction hob and overhead extractor. There is space for a freestanding fridge freezer and shelving. Multi-fuel burner located within chimney breast creates an attractive

feature within the room.

### **Utility Room**

6' 7" x 10' 3" ( 2.01m x 3.12m )

The handy utility room is located off the kitchen area and has space for a washing machine and tumble dryer as well as cupboards and shelving. The modern boiler is located within a cupboard and a rear door provides further access to the rear of the property.

### **Toilet**

Downstairs W.C located to the rear of the property accessed through the utility room.

### **Bedroom One**

10' 6" x 13' 6" ( 3.20m x 4.11m )

Double bedroom with large window to the front aspect and fitted shelving.

### **Bedroom Two**

10' 7" x 11' 4" ( 3.23m x 3.45m )

Double bedroom with rear aspect window overlooking rear garden.

### **Bedroom Three**

4' 4" x 5' 9" ( 1.32m x 1.75m )

Single bedroom located to front of property.

### **Bathroom**

The modern bathroom features a bath with shower over, hand wash basin and W.C. There is also a window to one side and heated chrome towel rail.

### **Loft Space**

The loft space is insulated and boarded, with a rooflight to the rear roofslope and a new access ladder.





### Outside

Gravelled driveway to front with stone path leading to front door, grassed area and planting to front of bay window. Side passage leading to tall gate which provides access to the rear garden. Rear garden comprises of grassed area with raised planters and patio, shed and gated access to Leeds Road Bridlepath located to the rear of the plot.



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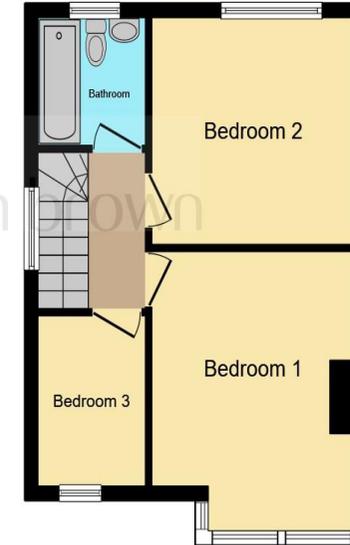
- THREE BEDROOMS
- GROUND FLOOR EXTENSION
- WELL MAINTAINED GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: E

**£375,000**



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.

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HRG106088 - 0005

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