



Harcourt Drive, Harrogate HG1 5AB

welcome to

Harcourt Drive, Harrogate

A three bedroom semi detached property, offered with no onward chain. Situated in a popular and sought after location, which provides great access to the local amenities and transport links.



Harcourt Drive

William H Brown are delighted to present this three bedroom semi detached property which is ideally situated in a quiet cul de sac within a desirable location in the town centre of Harrogate. The property is within close proximity to shops, local amenities, train station and bus station with bus links to surrounding towns and cities. In brief the property comprises; spacious lounge, kitchen, conservatory, utility room, guest wc, three bedrooms, bathroom and separate wc. Externally the property benefits from having a driveway to the front of the house, a garage and a garden to the rear.

Entrance Hall

The front entry door opens into the entrance hall.

Lounge

27' 8" x 11' (8.43m x 3.35m)

With a double glazed window to the front elevations and a radiator.

Dining Room

10' x 11' 3" (3.05m x 3.43m)

With a double glazed window to the rear elevation and a radiator.

Kitchen

9' 9" x 12' 8" (2.97m x 3.86m)

Fitted with a range of wall and base units with complimentary work surfaces incorporating a sink and drainer unit. Split level cooking comprises; eye level electric double oven and induction hob with cooker hood above. Integrated fridge freezer and dishwasher. Plumbing for washing machine. A door leads into the garage, double glazed window to the rear elevation and a door leads out to the rear garden.

Conservatory

9' 9" x 9' 3" (2.97m x 2.82m)

Having double glazed windows and double doors opening out to the rear garden.

Guest Wc

Fitted with a low flush wc and wash hand basin.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing, which has a cupboard and access to the loft.

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

A double bedroom with built in wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Two

10' 7" x 11' 9" (3.23m x 3.58m)

A second double bedroom, which has a radiator and double glazed window to the front elevation.

Bedroom Three

With a radiator and double glazed window to the front elevation.

Bathroom

Having a bath with shower over and curtain to the side and pedestal wash hand basin. Tiling to walls, radiator and double glazed window to the rear elevation.

Separate Wc

Having a low flush wc and double glazed window to the side elevation.

Externally

There is a driveway providing off street parking, and a sizeable garden to the rear. There is also the added benefit of an integral garage



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welcome to

Harcourt Drive, Harrogate

- Semi-Detached House
- Three Bedrooms
- Driveway and Garage
- Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106866 - 0005

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