









## 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





### welcome to

# **Harcourt Drive, Harrogate**

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

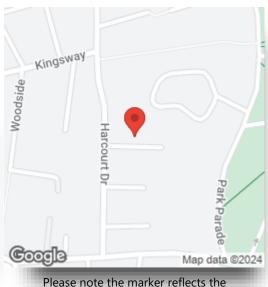
Tenure: Freehold EPC Rating: D

£400,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HRG106866



Property Ref: HRG106866 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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