



Coniston Road, Harrogate HG1 4SL

welcome to

Coniston Road, Harrogate

A semi-detached family home with three bedrooms, situated in a popular and sought after location which offers great access to local amenities and transport links.



Coniston Road

A three bed semi-detached family home which is ideally located for local schools, shopping and transport facilities. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. Externally the property offers gardens to the front and rear as well as having a driveway providing off street parking and a garage.

Entrance Hall

The front entry door opens in to the entrance hall which has a radiator and a staircase leading up to the first floor landing.

Lounge

12' x 12' 10" (3.66m x 3.91m)

Having a feature fireplace with gas fire, mantle, surround and hearth, a radiator and double glazed bay window to the front elevation.

Lounge / Dining Room

23' 8" x 10' 5" (7.21m x 3.17m)

Having a feature fireplace with gas fire, mantle, surround and hearth. Radiator and double glazed window. Double glazed sliding doors lead out to the rear garden.

Kitchen

14' 10" x 4' 3" (4.52m x 1.30m)

Fitted with a range of wall and base units with complimentary work surfaces over incorporating a sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with electric hob over and cooker hood above. Space for under counter fridge and plumbing for washing machine. Double glazed window to the side elevation and an external leads out to the side of the house.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing which has a storage cupboard and airing cupboard.

Bedroom One

12' 9" x 9' 10" (3.89m x 3.00m)

A double bedroom with fitted wardrobe and radiator. Double glazed window to the front elevation.

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.79m)

With fitted wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three

5' 5" x 9' 11" (1.65m x 3.02m)

With fitted wardrobe, radiator and double glazed window to the front elevation.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with shower over and curtain to the side, pedestal wash hand basin and low flush wc. Double glazed window to the side elevation.

Externally

A the front of the property there is a driveway providing off street parking which extends down the side of the house to the garage. To the rear of the property there is an enclosed garden with raised lawn and a paved patio area.



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welcome to

Coniston Road, Harrogate

- Semi Detached Family Home
- Three Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- Sought After Location

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106800 - 0002

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