





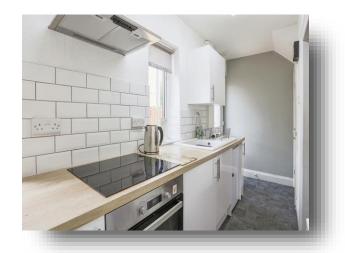


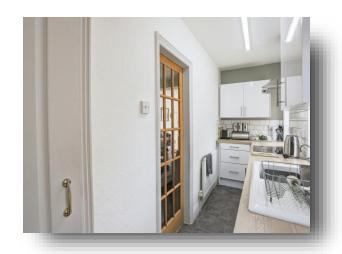


# welcome to

# **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.

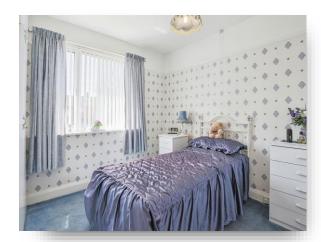












#### **Coniston Road**

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.





## welcome to

# **Coniston Road, Harrogate**

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

Tenure: Freehold EPC Rating: D

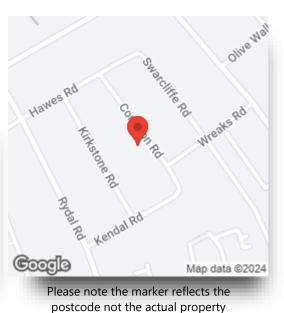
£280,000











view this property online williamhbrown.co.uk/Property/HRG106800



Property Ref: HRG106800 - 0002 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.





01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.