



Arncliffe Road, Harrogate HG2 8NH

welcome to

Arncliffe Road, Harrogate

Enquire now to book for your viewing for the launch date on the 20th of July 2024 between 10-12pm

A well presented semi-detached house with three bedrooms situated in a popular and sought after location.



Arncliffe Road

William H brown are delighted to offer incredibly this incredibly well presented three bedroom semi detached family home positioned in a popular residential area. In brief the accommodation comprises; entrance hall, lounge, kitchen diner, guest wc, three bedrooms and bathroom. Externally the property offers a driveway providing off street parking and a garage. At the front of the property there is an easy to maintain garden and to the rear there is a good sized lawned garden with paved patio area. Ideally situated in a highly sought after residential location of Harrogate, which offers great access to local amenities and transport links.

Entrance Hall

The front entry door opens in to the entrance hall, which has a staircase rising to the first floor, an understairs storage cupboard, a radiator and a guest wc.

Guest Wc

Having a wash hand basin and low flush wc. Radiator and double glazed window to the side elevation.

Lounge

16' 2" x 10' 5" (4.93m x 3.17m)
Having a feature fireplace, radiator and double glazed bay window to the front elevation.

Dining Room

14' 10" x 13' 10" (4.52m x 4.22m)
Open plan to the kitchen, separated by the breakfast bar, the dining room has a radiator. Double glazed windows to the rear elevation and patio doors open out to the rear garden.

Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)
Fitted with a range of wall and base units with complimentary work surfaces which incorporate a circular stainless steel sink with mixer tap. Cooker point with extractor fan above, fridge freezer, plumbing for washing machine and an integrated dishwasher. Double glazed window to the rear

elevation.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing which has double glazed windows to the front and side elevations.

Bedroom One

14' 9" x 10' 5" (4.50m x 3.17m)
A double bedroom with a radiator and double glazed bay window to the rear elevation.

Bedroom Two

16' 1" x 11' (4.90m x 3.35m)
A second double bedroom with a radiator and double glazed bay window to the front elevation.

Bedroom Three

9' 3" x 8' 6" (2.82m x 2.59m)
Having a radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a four piece suite comprising; walk in shower cubicle, stand alone claw foot bath with mixer tap, pedestal wash hand basin and low flush wc. Radiator and two double glazed windows to the side elevation.

Externally To The Front

At the front of the property there is a gated driveway providing amply off street parking which leads down the side of the house to the garage. An easy to maintain pebbled garden is enclosed by timber fencing and a path leads to the front door.

To The Rear

At the rear of the garden there is a good sized lawned garden with patio area. The garden is enclosed by timber fencing.



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welcome to

Arncliffe Road, Harrogate

- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Open Plan Kitchen Diner
- Driveway, Garage & Gardens

Tenure: Freehold EPC Rating: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106821 - 0006

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