



Kendal Road, HARROGATE HG1 4SH

welcome to

Kendal Road, HARROGATE

This stunning four-bedroom home offers modern living in a sought-after location with great transport links to Knaresborough and Harrogate. Featuring a fantastic kitchen, a versatile downstairs room, and a superb rear garden, it's perfect for families and professionals. Book a viewing today!



Entrance Hall

Double glazed window to the front, radiator and under stairs storage.

Downstairs Shower Room

With a wc, sink, heated towel rail, shower cubicle and extractor fan.

Lounge

11' 2" max x 15' 10" max (3.40m max x 4.83m max)
Gas fire with feature fireplace, picture rail, two double glazed windows, double glazed doors providing access to the beautiful rear garden.

Dining Room

11' 2" max x 15' 4" max (3.40m max x 4.67m max)
Double glazed bay window to the front, wooden floor, iron fireplace and surround and radiator.

Kitchen/Diner

18' 1" max x 16' max (5.51m max x 4.88m max)
An L shaped kitchen/diner with Integrated oven, hob, extractor, double glazed window to the rear garden, double doors to the rear, dish washer, fridge & freezer, fitted wall and base units, sink and drainer and breakfast bar.

Occasional Room/Work Room

8' 5" max x 9' 2" max (2.57m max x 2.79m max)
Designed with the garage doors still in place then an inner door behind, into the room.

Bedroom One

15' 9" max x 11' 2" max (4.80m max x 3.40m max)
Double glazed window to the rear, picture rail and fitted wardrobe.

Bedroom Two

15' 3" max x 10' max (4.65m max x 3.05m max)
Double glazed bay window to the front, radiator, two double fitted wardrobes and picture rail.

Bedroom Three

6' 8" max x 6' 10" max (2.03m max x 2.08m max)
Double glazed window to the front, radiator and loft

access.

Bedroom Four

17' 11" max x 8' 5" max (5.46m max x 2.57m max)
Dual aspect velux windows, eaves storage and radiator.

Bathroom

Double glazed window to the rear, bath with shower over, tiled walls and floor, W/C, sink with vanity cupboard and heated towel rail.

Front Garden

Walled boundary with a paved area providing off street parking for multiple vehicles.

Rear Garden

A beautiful garden, enclosed with hedges and fencing providing privacy. The garden is ideal for children or pets, primarily laid to lawn, having paved and decked seating areas perfect for entertaining.



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welcome to

Kendal Road, HARROGATE

- Four bedroom extended semi detached family home
- Two bathrooms
- Excellent travel links to Knaresborough and Harrogate nearby
- Front and rear garden
- Off street parking

Tenure: Freehold EPC Rating: Awaited

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107213 - 0003

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