

Kendal Road, HARROGATE HG1 4SH

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welcome to

Kendal Road, HARROGATE

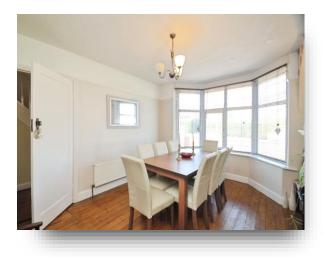
This stunning four-bedroom home offers modern living in a sought-after location with great transport links to Knaresborough and Harrogate. Featuring a fantastic kitchen, a versatile downstairs room, and a superb rear garden, it's perfect for families and professionals. Book a viewing today!













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 gazed 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, tilled 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, enlcosed with hedges and fencing providiing privacy. The garden is ideal for children or pets, primarily laid to lawn, having paved and decked seating areas perfect for entertaining.



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



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Property Ref:

HRG107213 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Coniston Rd

Vreaks



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