



**Meadow Rise, Harrogate HG1 3LQ**



**welcome to**

## **Meadow Rise, Harrogate**

Beautifully updated 3-bed dormer bungalow in a quiet cul-de-sac on Meadow Rise. Features new flooring, 2 modern bathrooms, bright conservatory, gardens, and ample parking. Ground-floor bedroom and bathroom ideal for downsizers. Close to shops, schools, and excellent transport links.



## Meadow Rise

Tucked away in a peaceful cul-de-sac on the ever-popular Meadow Rise, this beautifully maintained three-bedroom semi-detached dormer bungalow offers a rare opportunity for those seeking a comfortable, low-maintenance home in a friendly and well-connected neighbourhood. Thoughtfully updated throughout, the property features new flooring, two modern bathrooms, and a bright conservatory with brand-new windows – ideal for enjoying the garden views all year round. The flexible layout includes a ground-floor bedroom and bathroom, making it especially well-suited to downsizers or those looking for future-proof living. Outside, you'll find well-kept front and rear gardens, along with ample off-street parking. The home also benefits from double glazing and gas central heating, ensuring comfort and efficiency in every season. Located within easy reach of local shops, green spaces, and excellent transport links – including the frequent No. 2 bus route – this home is also just a short walk from Richard Taylor and Bilton Grange Primary Schools, making it ideal for visiting family.

## Ground Floor Lounge

10' 6" max x 14' 5" max ( 3.20m max x 4.39m max )  
Double glazed bay window to the front, brick fire place, radiator, coving to the ceiling, door to the inner hall and is open to the dining room.

## Dining Room

11' 11" max x 10' 5" max ( 3.63m max x 3.17m max )  
Stairs to the first floor, coving to the ceiling, radiator, is open from the lounge and a sliding door into the conservatory.

## Bedroom One

10' 3" max x 8' 10" max ( 3.12m max x 2.69m max )  
Double glazed window to the rear and a radiator.

## Kitchen

10' 2" max x 17' 2" max ( 3.10m max x 5.23m max )  
Three double glazed windows to the side and front, double glazed door to the side, radiator, fitted wall and base units, part tiled walls, spotlights, one and a half sink and drainer, integrated oven, gas hob, extractor fan, washing machine, fridge/freezer, boiler and has a moving island.

## Wet Room

Double glazed window to the side, shower, sink, W/C, tiled walls and heated towel rail.

## Conservatory

11' 2" max x 7' 3" max ( 3.40m max x 2.21m max )  
Double glazed windows to both side and rear, double glazed door to the side and tiled flooring.

## First Floor

### Landing

Door to the W/C and bedroom two and three.

### Bedroom Two

10' 3" max x 13' 11" max ( 3.12m max x 4.24m max )  
Double glazed window to the rear, eaves storage and a radiator.

### Bedroom Three

11' 9" max x 7' 4" max ( 3.58m max x 2.24m max )  
Double glazed window to the rear, radiator and three double door fitted wardrobes.

## Bathroom

W/C and sink.

## Front Garden

Driveway to the side leading to the garage and has parking for up to seven cars. hedged to the front, fenced and wall boundaries and is hard graveled.

## Rear Garden

Low maintenance, graveled to the rear, water tap to the side and fenced boundaries.

## Garage

9' 3" max x 16' 2" max ( 2.82m max x 4.93m max )  
All new electrics, light internally and external sensor light.



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## **Meadow Rise, Harrogate**

- Quiet cul-de-sac location on popular Meadow Rise
- Beautifully maintained 3-bedroom dormer bungalow
- Ground-floor bedroom and bathroom – ideal for downsizers
- Bright conservatory with new windows overlooking the garden
- New flooring throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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