



15 Lynton Gardens, Harrogate, North Yorkshire, HG1 4TE

£495,000

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A very spacious and beautifully presented five-bedroom semidetached house with an attractive garden, situated in this desirable location well served by local amenities and close to the famous Harrogate Stray.

This impressive property is appointed to a high standard and has the benefit of a new roof, with the accommodation comprising a sitting room with bay window, a stunning open-plan kitchen and dining area with modern fitted kitchen and glazed doors leading to the garden, utility area and downstairs WC. Upstairs, there are five bedrooms and a modern bathroom with separate WC. There is an attractive rear garden with mature planted borders, lawn and extensive paved sitting area. Further garden to front which has potential to be adapted to provide off-road parking, subject to obtaining the necessary consents.

Lynton Garden is a quiet and desirable residential street, well served by the excellent amenities along Knaresborough Road, within a few minutes' walk of the famous Harrogate Stray and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

A large hallway with under-stairs cupboard.

SITTING ROOM

A spacious reception room with bay window and fireplace with open fire.

DINING KITCHEN

A stunning open-plan, L-shaped kitchen and dining area with glazed doors leading to the garden and wall mounted contemporary gas fire. The kitchen comprises a range of stylish wall and base units with gas hob, integrated oven and fridge / freezer.



UTILITY ROOM

With fitted worktop and plumbing for washing machine. Door leads to the garden.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor, with the main bedroom having fitted wardrobes and bay window. The smaller single bedroom is currently used as an office.

BATHROOM

A modern suite with washbasin set within a vanity unit, and bath with shower above.

SEPARATE WC

SECOND FLOOR

BEDROOM 5

There is a fifth bedroom on the top floor with skylight windows and access to eaves storage space.

OUTSIDE

To the rear of the property, there is a large and attractive garden with lawn, mature planted borders apple, pear and plum trees and large paved sitting area. Parking is currently on-street only, but there is potential to create off-road parking to the front of the property, subject to obtaining the necessary consents.

Tenure - Freehold

Council Tax Band - D





Total Area: 174.0 m² ... 1873 ft²

All measurements are approximate and for display purposes only.
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