



46 Westville Oval, Harrogate, North Yorkshire, HG1 3JW

£395,000

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An extended and immaculately presented four-bedroom detached family house featuring a superb open-plan living/dining kitchen.

This superb family home forms part of a popular residential development and offers very well-presented accommodation, appointed to a high standard throughout, having the benefit of gas central heating and double glazing. The property also has the benefit of a good-sized, private enclosed garden to the rear.

Popular residential location on the northern outskirts of Harrogate, well served by shops, schools and other services, and also close to open countryside and the beautiful Nidd Gorge.





GROUND FLOOR
ENTRANCE HALL

CLOAKROOM

Double-glazed window to side. Low-flush WC and washbasin.

LOUNGE

Large double-glazed bay window to front and covered ceiling.

OPEN-PLAN LIVING / DINING KITCHEN

Double-glazed window to rear and double-glazed patio doors leading to the rear garden. Skylight window to side extension providing ample daylight. Extensive range of modern fittings comprising base cupboards with centre island incorporating gas hob. Inset single drainer stainless-steel sink unit. Appliances include integrated fridge / freezer, split-level oven and microwave, washing machine and dishwasher.



FIRST FLOOR

BEDROOM 1

Double-glazed window to rear and covered ceiling. Two double and one single fitted wardrobe.

BEDROOM 2

Double-glazed window to front, fitted double wardrobe and airing cupboard housing hot-water cylinder.

BEDROOM 3

Double-glazed window to front.

BEDROOM 4

Double-glazed window to rear and fitted wardrobe.

BATHROOM

Double-glazed window to side. Modern white suite comprising low-flush WC, washbasin and panelled bath with shower above and folding screen adjacent. Designer heated towel rail and half-tiled walls. Fully tiled shower area above bath.



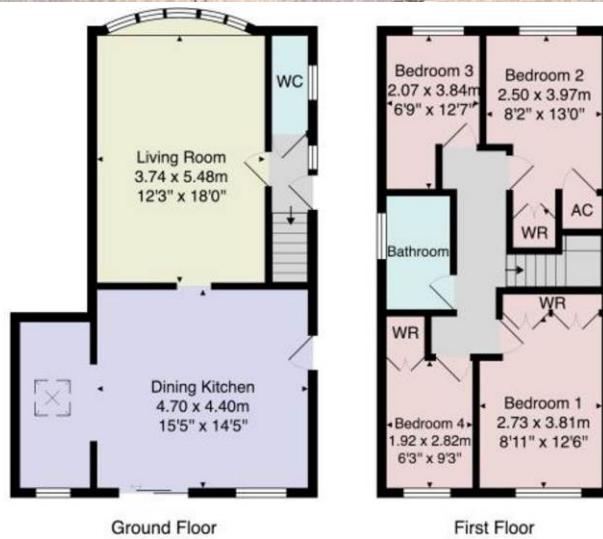
OUTSIDE

Lawned garden to front. Block-paved driveway providing ample parking. The attached single garage has been converted into a store (8'7 x 8'5) housing the gas central heating boiler, and rear utility room (8'7 x 8'8) with single-drainer stainless-steel sink unit, power and space for appliances. A particular feature of the property is the good-sized enclosed private lawned garden to the rear with flagged terrace. Well-stocked flower borders and garden shed.

Tenure - Freehold

Council Tax Band - D





Total Area: 102.6 m² ... 1105 ft²

All measurements are approximate and for display purposes only.
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