



12 Bryony Way, Harrogate, North Yorkshire, HG3 2UH

**£280,000**

## 12 Bryony Way, Harrogate, North Yorkshire, HG3 2UH

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A spacious and well-presented three-bedroom semi-detached house with attractive garden, driveway and garage.

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This excellent property has been extended to provide generous living accommodation, with two reception rooms, modern breakfast kitchen, three bedrooms and modern bathroom.

The property occupies a generous corner plot in a quiet and convenient location well served by local amenities, close to Harrogate town centre and on the edge of open countryside. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

Leads to –

### **ENTRANCE HALL**

Window to side and central heating radiator.

### **SITTING ROOM**

A spacious sitting room with windows to front and rear, central heating radiator and fireplace with gas fire.

### **DINING ROOM**

A further large reception room with window to rear overlooking the garden and door leading to the garden. Under-stairs cupboard and central heating radiator.

### **BREAKFAST KITCHEN**

Range of wall and base units. Gas hob with extractor above, integrated electric double oven and dishwasher. Window to front.

## **FIRST FLOOR**

### **LANDING**

Window to side, central heating radiator and access to loft space. Cupboard housing "combi" central heating boiler.

### **BEDROOM 1**

Window to front, central heating radiator and fitted wardrobes.

### **BEDROOM 2**

Window to rear and central heating radiator.

### **BEDROOM 3**

Window to rear and central heating radiator.

### **BATHROOM**

With low-flush WC, washbasin and bath with shower above. Window to front and heated towel rail.

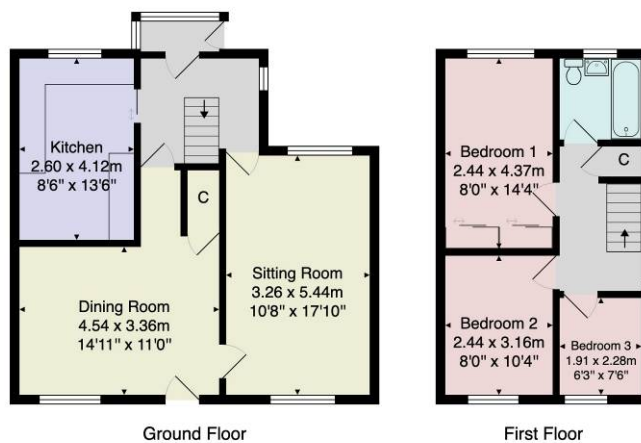
## **OUTSIDE**

The property occupies a generous corner plot, with lawned gardens paved sitting area, and driveway providing off-street parking leading to a single garage.

**Tenure** - Freehold

**Council Tax Band** - C

**EPC** - C



Total Area: 90.8 m<sup>2</sup> ... 978 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk