



42 Durham Way, Harrogate, North Yorkshire, HG3 2TB

£335,000

Guide Price

42 Durham Way, Harrogate, North Yorkshire, HG3 2TB

A spacious and well-presented three-bedroom detached house with garage / garden office and attractive garden, situated in this convenient location well served by local amenities and just a short distance from Harrogate to town centre.

This super home provides well-presented accommodation comprising sitting room, large dining kitchen, downstairs WC, three bedrooms and a shower room. There is a single garage which has been partially converted to create a garden office, and an attractive garden with paved sitting areas.

Durham Way is a popular residential street well served by local amenities, on the edge of beautiful open countryside and just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front. Double doors lead to the kitchen.

LIVING KITCHEN

A large open-plan living kitchen with sitting and dining areas and patio doors leading to the garden. There is a modern fitted kitchen with a range of wall and base units with worktop and breakfast bar. Electric hob, integrated oven, microwave, fridge / freezer, dishwasher and washing machine.

CONSERVATORY

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor. The main bedroom has fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, washbasin and large walk-in shower. Tiled walls and floor. Heated towel around.

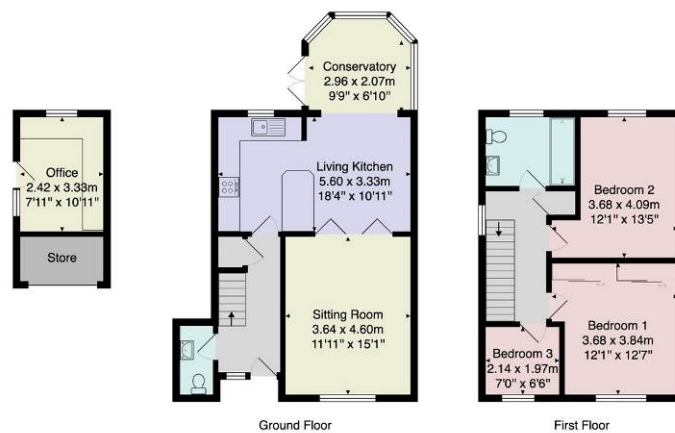
OUTSIDE

To the rear of the property there is an attractive paved garden with planted borders. There is a single garage, with a new roof, which has been partially converted for use as an outside office / store with light and power.

Tenure - Freehold

Council Tax Band - C





Total Area: 99.4 m² ... 1070 ft² (excluding office, store)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk