



21 Bluebell Meadow, Harrogate, North Yorkshire, HG3 2HF

£260,000

Offers Over

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A well-presented three-bedroom semi-detached property with the benefit of a conservatory extension to the rear, situated in this quiet and popular residential cul-de-sac, well served by local shops and services.

The property occupies a good-sized plot and offers very well-presented accommodation featuring a high-quality, bespoke kitchen in solid oak by Charles Loxley.

This excellent home is ideal for a young couple or family, an internal inspection is strongly recommended.





GROUND FLOOR

front door leads to –

ENTRANCE PORCH

Inner door leads to –

OPEN-PLAN DINING LOUNGE

A good-sized room with double-glazed windows to front and side. Space for sitting and dining areas.

KITCHEN

A fitted kitchen with solid oak fittings by Charles Loxley. These fittings comprise a range of full-width, full-height storage cupboards plus base cupboards with working surfaces above with inset single-drainer sink unit. Built-in ceramic hob with oven below. Plumbing for washing machine. Solid oak flooring.

CONSERVATORY

With solid oak flooring and French door leading to rear garden.

FIRST FLOOR

LANDING

Access hatch to roof space.

BEDROOM 1

A double bedroom with double-glazed window to front and fitted wardrobes with folding doors. Shelved airing cupboard housing hot-water cylinder.

BEDROOM 2

A further bedroom with double-glazed window to rear.

BEDROOM 3

A further bedroom with double-glazed window to rear.

BATHROOM

Modern white suite comprising low-flush WC, pedestal washbasin and panelled bath with mixer taps and shower attachment. Fully tiled shower area above bath, half-tiled walls and tiled floor.

OUTSIDE

Lawned garden to front with steps leading to the front door. Tarmac drive to side provides ample off-street parking. To the rear of the property there is a good-sized lawned garden plus two flagged patio areas. Further flagged patio to side. Useful under-croft storage area below the conservatory extension.

Tenure - Freehold

Council Tax Band - C



Total Area: 76.0 m² ... 818 ft²
 All measurements are approximate and for display purposes only.
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