



39 Lime Street, Harrogate, North Yorkshire , HG1 4BG

**£270,000**

Guide Price



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A very well-presented three-bedroom semi-detached house with a drive, attractive garden and garage.

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This super property provides spacious accommodation comprising a kitchen, sitting room, modern bathroom, three bedrooms and ensuite. To the front of the property there is a generous drive which provides parking, whilst to the rear there is an attractive garden.

There is a good sized garage. This excellent family home is situated on a quiet residential street, close to local amenities and Harrogate town centre, yet is on the edge of beautiful open countryside. No onward sales chain.





## **ACCOMMODATION**

### **GROUND FLOOR**

#### **SITTING ROOM**

A spacious reception room with windows to front and side. Electric fire.

#### **KITCHEN**

With a range of fitted unit with electric hob, integrated oven and space and plumbing for washing machine.

#### **BATHROOM**

A white modern suite comprising WC, basin and bath with shower above.

### **FIRST FLOOR**

#### **BEDROOMS**

There are three good size bedrooms on the first floor. The main bedroom has fitted wardrobes, cupboard and ensuite.

#### **ENSUITE**

A white modern suite comprising WC, basin and shower. Heated towel rail. Tiled walls and floor.

#### **OUTSIDE**

A drive provides parking and leads to a good sized garage. There is an attractive rear garden with paved sitting area and artificial grass.

#### **AGENTS NOTE**

Modern Gas boiler. Approximately three years old.

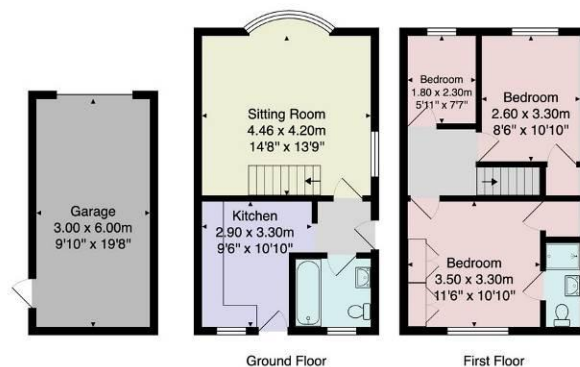
All windows and external doors replaced by Hallmark in 2022.

Downstairs carpeting and flooring replaced in 2023.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 69.7 m<sup>2</sup> ... 751 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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