



23 Coppice Rise, Harrogate, North Yorkshire, HG1 2DP

£307,500

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A stylish three-bedroom semi-detached house with enclosed, garden, off-street parking and garage.

This spacious family home is arranged over two floors and features a dining kitchen with glazed doors out to a hard wood decking area, a living room, three good-sized bedrooms and a bathroom.

The property is situated in a very convenient location, just a few minutes' walk from shops, amenities and two good schools. Furthermore, the property is within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

All doors are solid Oak, each downstairs room has gas powered underfloor heating with solid wood floors, and the rooms are thermostat controlled.

LIVING ROOM

The living room also has dimmable recessed ceiling lights as well as built in lights within the bespoke solid oak staircase. The staircase has a glass balustrade as well as a dimmable chandelier light above.

All fittings through are solid brushed chrome-high end fittings.

DINING KITCHEN

The kitchen is an Integra (handleless kitchen) with made to fit/order Corian worktops with coloured glass splashbacks throughout.

The lighting includes dimmable recessed ceiling lights, as well as under cabinet wall lights / plinth lights.

All the kitchen appliances are siemens home appliances including washer/dryer, wine fridge, Microwave / Grill oven as well as a separate integrated oven. Also included Smeg Hob & Integrated Zanussi fridge freezer.

FIRST FLOOR

LANDING

Open landing with glass banister staircase.

All the upstairs doors are solid oak with toughened glass white & clear fittings. With new skirting boards & Architraves throughout.

BEDROOM 1

A double bedroom with window to the rear. Solid wood floors with a fitted length of wall Walnut wardrobe coming with glass doors and pull down fittings and draws. Recessed dimmable ceiling lights and several wall lights. Modern tall standing radiators.

BEDROOM 2

Further double bedroom with window to the front. Solid wood floor with recessed dimmable ceiling lights, and several wall lights. Modern tall standing radiators.

BEDROOM 3

A smaller room with window to the front. Modern tall standing radiators. Solid wood floor with a boxed in modern combi boiler cupboard.

BATHROOM

Includes a smart voice activated shower with a jacuzzi bath, and a recessed modern toilet.

Underfloor Thermostat controlled heating – tiled.

Modern anti mister mirror with shaver and socket fittings. Modern tall standing radiators.

LOFT SPACE

Fully boarded loft space, double insulated with strip lighting and loft stair access.

OUTSIDE

There is a Resin Brick Bonded Driveway at the side of the house leading to a bespoke hand built brick garage with electric garage door. The Garage is lined out internally and has its own external power source which also feeds the garden pond/ dimmable decking lights.

The external hardwood decking accessible by the kitchen patio doors also has a bespoke solid hardwood security gate.

Tenure - Freehold
Council Tax Band - C



Total Area: 88.1 m² ... 949 ft²
 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@verityfrearson.co.uk