



7 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TL

£350,000

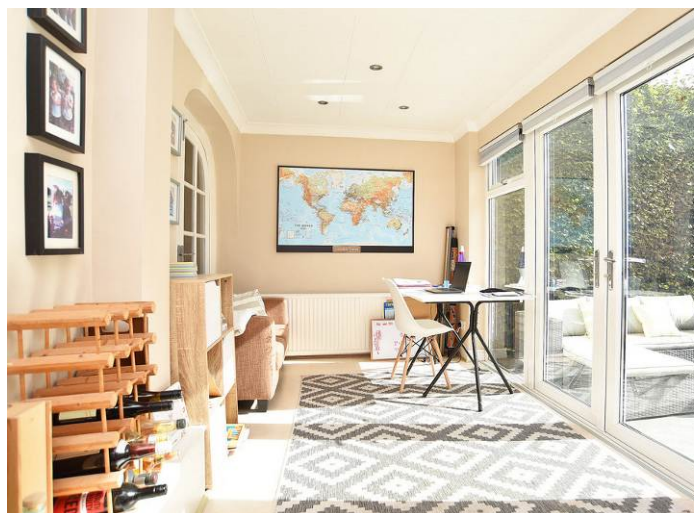
7 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TL

A spacious and well-presented three bedroom semi-detached home with attic room, south-facing garden, garage and driveway.

This beautifully maintained home offers spacious and versatile accommodation, ideal for modern-day family living. The property boasts two double bedrooms (one with en-suite), a single bedroom, and an attic room with a Velux window and proper staircase access, currently used as an occasional fourth bedroom. Downstairs, the accommodation includes a porch, entrance hall, large open-plan lounge and dining room, kitchen and a bright garden room with double doors leading out to a superb south-facing garden. The garden is a real highlight, with a combination of lawn, patio areas and planted borders, making it perfect for entertaining or relaxing outdoors. The front of the property is equally appealing, featuring a block paved driveway with smart gates and railings.

Situated in a desirable location with countryside walks on the doorstep, this home combines the best of a peaceful position with easy access to nearby amenities and transport links.





GROUND FLOOR

PORCH

With access to the entrance hall.

ENTRANCE HALL

A welcoming space with access to the living areas.

SITTING ROOM

A spacious reception room with feature fireplace and gas fire. Wood flooring. Open plan to the dining room.

DINING ROOM

Generous dining space with wood flooring, double doors to the garden room and a separate door into the kitchen.

KITCHEN

Fitted with a range of wood units with cream worktops and tiled splashbacks. Matching breakfast bar. Space for a cooker, washing machine, fridge, and dishwasher. Door leading onto the rear patio and garden.

GARDEN ROOM

A bright and airy space with double doors opening onto the patio and garden. Ideal as a playroom or additional sitting area.

FIRST FLOOR

LANDING

Staircase leading to attic space with built-in cupboards for storage.

BEDROOM 1

A spacious double bedroom to the rear of the property with window overlooking the garden.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BEDROOM 2

A double bedroom with a range of fitted wardrobes and window to the front.

BEDROOM 3

A single bedroom with window.

BATHROOM

A recently fitted and stylish bathroom with a white suite comprising bath with shower over, low-flush WC, and washbasin set within a vanity unit. Tiled floor and walls.

SECOND FLOOR

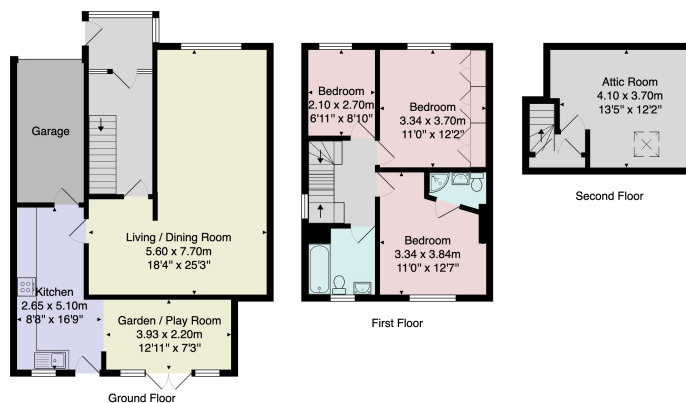
ATTIC ROOM

Occasional use room with Velux window to the rear. Currently used as an occasional fourth bedroom and accessed by a proper staircase. **NB: there are no current building regulations for this room, though they could be applied for.**

OUTSIDE

There is a superb south-facing rear garden with lawn, patios and planted borders. A drive provides parking and leads to the integral garage with up-and-over door, power and light and separate access from the kitchen.

Tenure – Freehold **Council Tax Band** - D



Total Area: 128.0 m² ... 1377 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
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