



46 Halstead Road, Harrogate, North Yorkshire, HG2 8BP

**£425,000**

Offers Over

## 46 Halstead Road, Harrogate, North Yorkshire, HG2 8BP

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A superbly extended and spacious three-bedroom semi-detached home, tucked away on a quiet cul-de-sac on Harrogate's sought-after south side.

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This beautifully presented property offers outstanding living space in a highly convenient and desirable location.

The reception hall is large and welcoming, leading to a ground-floor WC, a bay-fronted sitting room, and a versatile second reception room featuring a wood-burning stove and patio doors opening onto a lovely seating area. There is also a separate dining room, a well-planned kitchen, and a practical utility room with side access. Upstairs are three double bedrooms, a modern house bathroom, and a separate WC. Outside, the property benefits from a larger plot than many others on the street, with a block-paved driveway at the front. A side gate leads to a private, enclosed rear garden with a shaped lawn, paved seating areas, a timber shed and mature hedging perfect for outdoor dining, play or relaxation.

Situated within catchment for well-regarded primary and secondary schools, and only a few minutes' walk from the excellent amenities along Leeds Road, this is a rare opportunity to secure a spacious home in a prime Harrogate location.





## ENTRANCE HALL

Cloaks area, Stairs to first floor. ground floor WC.

## SITTING ROOM

Bay window to the front, Central heating radiator.

## RECEPTION ROOM

Spacious reception area, Woodburning stove, Useful under stairs storage and French doors out to paved seating area. Glazed doors lead to:

## FAMILY DINING ROOM

With windows to side and front elevation. Central heating radiator.



## KITCHEN

Fitted with a range of wall and base unit units, Work surfaces having inset Electric hob, Stainless steel sink and drainer tile splashback. Electric oven and grill, Space for fridge freezer. Window To rear elevation.

## UTILITY

Plumbing and space for a washing machine and tumble dryer. Central Heating radiator. Side access door.

## FIRST FLOOR

Landing with loft hatch to roof void providing lots of storage.



Three double bedrooms, Separate WC, and a modern house bathroom with shower enclosure, bath, wash hand basin.

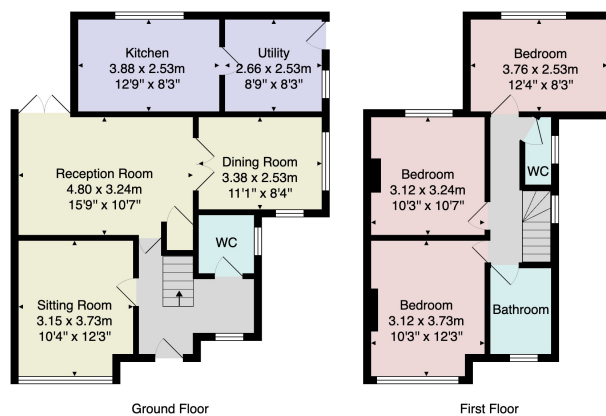
## OUTSIDE

The block paved driveway provides off street parking. Side access gate leads to a Private and enclosed garden to the rear with shaped lawn, paved seating areas, Timber shed and hedging to perimeters.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 109.2 m<sup>2</sup> ... 1175 ft<sup>2</sup>

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.  
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