



20 Heather Way, Harrogate, North Yorkshire, HG3 2SH

£365,000

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A well-presented three-bedroom detached home featuring an enclosed rear garden, garage, and private driveway, located within a quiet residential area close to open countryside.

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The spacious accommodation comprises entrance porch, versatile dining/reception room, modern kitchen, and a bright lounge opening into a conservatory. A hallway and ground-floor WC complete the ground level. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a contemporary house bathroom.

Outside, the property benefits from a driveway providing off-street parking, leading to a single garage. The private rear garden is enclosed and laid mainly to lawn, with a gravelled seating area ideal for outdoor dining and relaxation.

Situated on the peaceful north-eastern outskirts of Harrogate, the property enjoys easy access to local shops and amenities, while being just moments from attractive open countryside.

### **GROUND FLOOR ENTRANCE PORCH**

### **RECEPTION / DINING ROOM**

Window to front elevation, stairs leading to the first floor, useful under-stairs cupboard and central heating radiator.





## LOUNGE

Bay window to front elevation. Central heating radiator. Leads to –

## CONSERVATORY

Central heating radiator. Doors out to gravelled seating area.

## KITCHEN

Range of wall and base units with working surfaces having inset 1½-bowl sink and four-ring gas hob. Electric oven. Plumbing and space for dishwasher and washing machine. Space for tall fridge / freezer. Window to rear elevation.

## HALLWAY

Rear access door.

## CLOAKROOM

Low-flush WC and wash handbasin. Central heating radiator. Window to rear elevation.

## FIRST FLOOR

### BEDROOM 1

Fitted wardrobes. Window to front elevation. Central heating radiator.

### EN-SUITE SHOWER ROOM

Shower enclosure, Low-flush WC, vanity unit with inset washbasin. Window to side elevation. Central heating radiator.

### BEDROOM 2

Storage cupboard. Window to front elevation. Central heating radiator,

### BEDROOM 3

Central heating radiator. Window to rear elevation.

## HOUSE BATHROOM

Bath with shower over and screen, low-flush WC and vanity unit within inset washbasin.

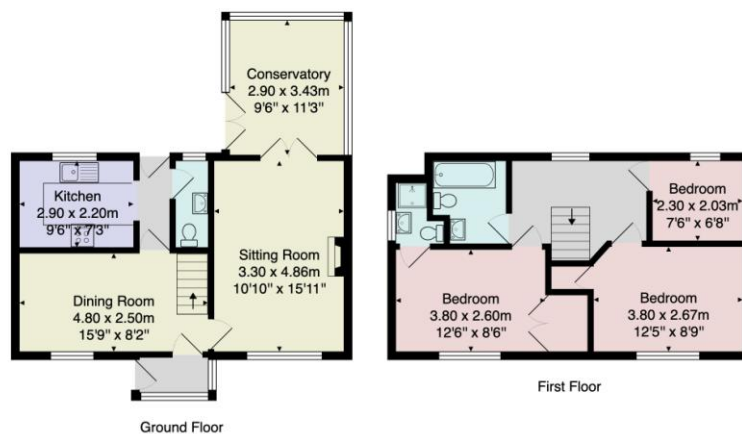
## OUTSIDE

A driveway to the front provides off-street parking and leads to a single garage. Access to the side leads to an enclosed garden with shaped lawn and gravelled seating area, Mature hedging and trees to the perimeter.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 94.8 m<sup>2</sup> ... 1020 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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