



**24 Speedwell Glade, Harrogate, North Yorkshire, HG3 2HE**

**£275,000**

Offers Over



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A spacious and well-presented four-bedroom semi-detached house with sunroom extension and gardens, situated in a quiet cul-de-sac in a popular north Harrogate location.

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This extended four-bedroom semi-detached home occupies a peaceful cul-de-sac position on Speedwell Glade, just off Saltergate Drive. The property offers generous and flexible accommodation, including a ground-floor bedroom / study and a delightful sunroom extension, ideal for modern-day family living.

Benefiting from gas central heating, uPVC double glazing, and attractive gardens to the front and rear, the property is perfectly situated within a short distance of local schools, shops and other amenities. This is a fantastic opportunity to acquire a spacious and versatile home in one of Harrogate's most desirable residential areas.





## **GROUND FLOOR**

### **ENTRANCE HALL**

With central heating radiator.

### **LIVING ROOM**

A bright reception room with window to the front, central heating radiator and under-stairs storage cupboard.

### **DINING ROOM**

Window to the rear and central heating radiator. Glazed doors lead to –

### **SUNROOM**

A spacious and light-filled extension with windows to three sides, skylight window and glazed double doors opening onto the rear garden.

### **KITCHEN**

Fitted with a range of wall and base units and work surfaces incorporating a stainless-steel sink and drainer. Four-ring gas hob with extractor hood, integrated electric oven, plumbing for washing machine and space for fridge / freezer. Window to the rear.

### **BEDROOM 4 / STUDY**

A versatile ground-floor room, ideal as a fourth bedroom or home office. Window to rear, central heating radiator and access to loft storage.

## **FIRST FLOOR**

### **LANDING**

Window to the side elevation and access to the roof void.

### **BEDROOM 1**

A double bedroom with window to the front, central heating radiator, fitted wardrobe, drawers, and airing cupboard.

### **BEDROOM 2**

A good-sized double bedroom with window to the rear and central heating radiator.

### **BEDROOM 3**

Window to the rear and central heating radiator. Fitted furniture.

### **BATHROOM**

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and shower bath with shower over. Heated towel rail.

## **OUTSIDE**

To the front of the property is a lawned garden area and driveway providing off-street parking. There is also a timber garden shed. To the rear there is an attractive low maintenance enclosed garden with paved sitting areas, offering a perfect space for outdoor entertaining.

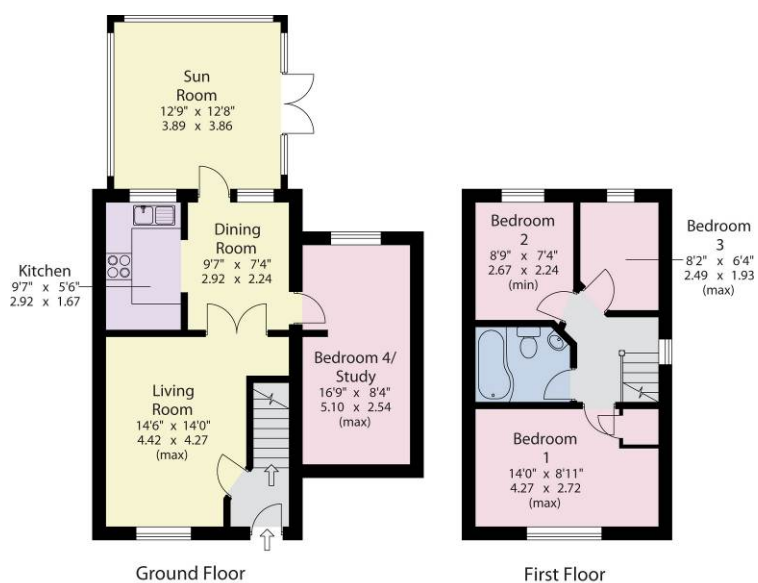
**Tenure** - Freehold

**Council Tax Band** - C

**EPC** - D







Approx Gross Floor Area = 1023 Sq. Feet  
= 94.83 Sq. Metres

## Verity Frearson

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