



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.

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

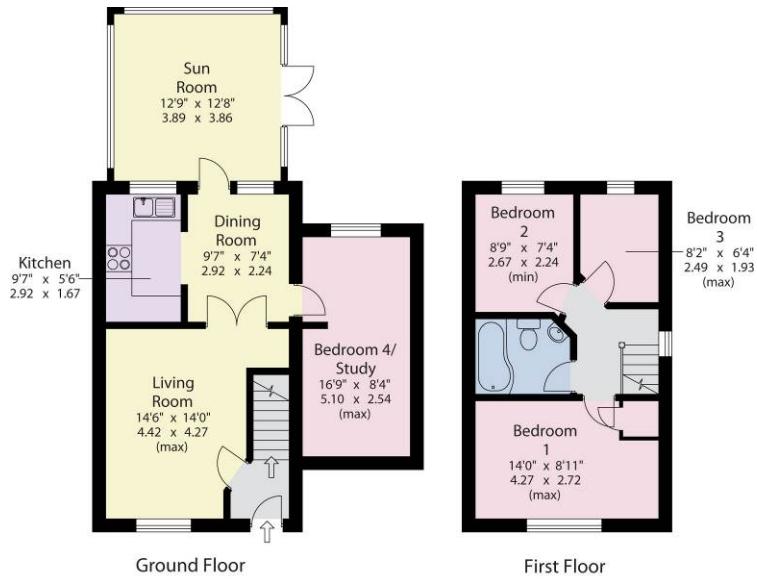
To the front of the property is a lawned garden area and driveway providing off-street parking. There is also a timber garden shed. To the rear there is an attractive low maintenance enclosed garden with paved sitting areas, offering a perfect space for outdoor entertaining.

Tenure - Freehold

Council Tax Band - C

EPC - D





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(89-81)	B		
(80-60)	C		
(55-46)	D		
(39-44)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			
www.EPCAU.COM			