



3 Burnby Close, Harrogate, North Yorkshire, HG3 2UP

£210,000



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A three-bedroomed semi-detached house with gardens to the front and rear, large single garage and off-street parking.

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The property is offered with gas-fired central heating and double glazing throughout and comprises a lounge, dining kitchen, three bedrooms and bathroom.

Burnby Close is a quiet cul-de-sac in this popular north Harrogate district, close to a range of amenities including shops and schools.







## GROUND FLOOR

### ENTRANCE PORCH

Via uPVC double-glazed door to the front.

### INNER HALL

Stairs to first floor and central heating radiator.

### LOUNGE

Double-glazed window to the front, understairs cupboard. Central heating radiator.

### DINING KITCHEN

Range of wall and base units with working surfaces having inset 1½-bowl sink and drainer. Space for gas cooker, plumbing and space for washing machine and dishwasher. Double-glazed door to the rear and access door leads out to enclosed garden. Spacious dining area.



## FIRST FLOOR

### LANDING

Loft hatch and over-stairs storage cupboard.

### BEDROOM 1

Double-glazed window to the front, central heating radiator.

### BEDROOM 2

Further double bedroom with double-glazed window to the rear and central heating radiator.



### BEDROOM 3

Double-glazed window to the front, central heating radiator.

### BATHROOM

Panelled bath with shower over, pedestal washbasin and low-flush WC. Part-tiled walls, double-glazed window to the rear and central heating radiator.

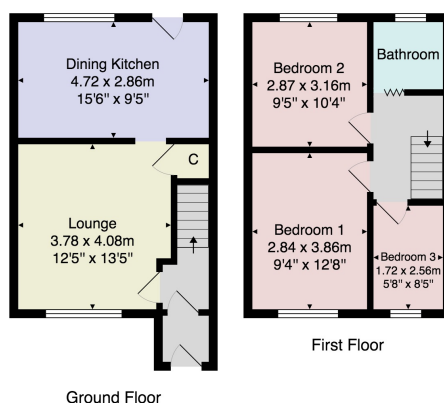


## OUTSIDE

Driveway to the front provides off-street parking and leads to a large **SINGLE GARAGE** with up-and-over door, power and light, and side access door. To the rear there is an enclosed lawn and paved garden bounded by fence and hedging.

**Council Tax Band - B**





Total Area: 68.5 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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