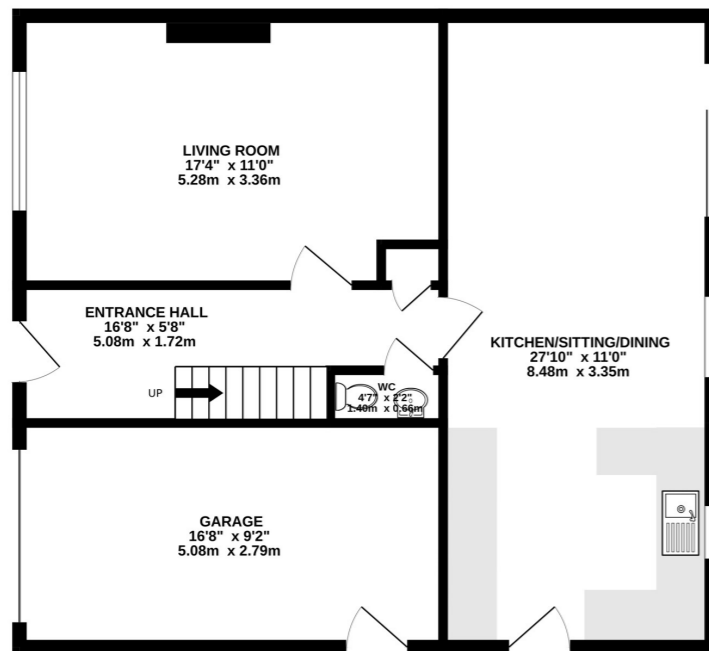
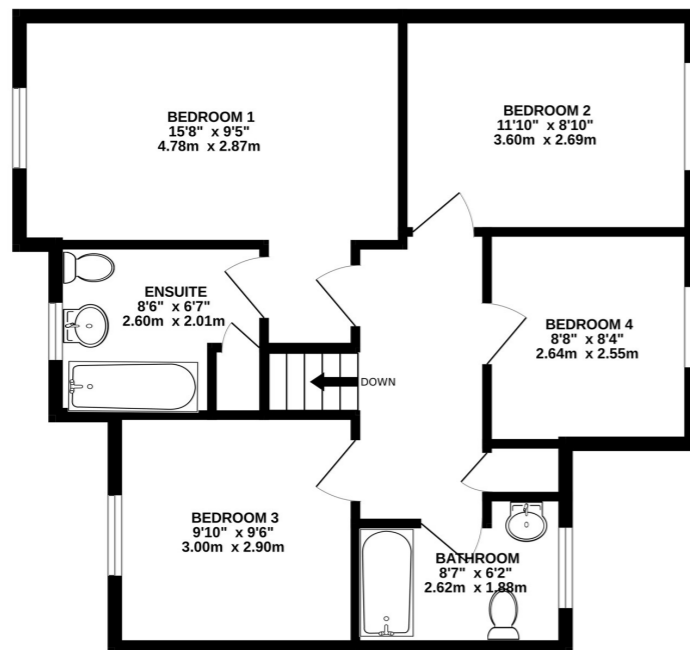


GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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19 SALTERGATE DRIVE
HARROGATE, HG3 2YE

£435,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

19 SALTERGATE DRIVE | HARROGATE | HG3 2YE

A beautifully presented, detached family property situated within this popular residential location close to recreational areas, school and shopping parade with the Harrogate town centre a short distance away

Entrance Hall | Living Room | Sitting/Dining/Kitchen

Four Bedrooms | En-suite Bathroom | House Bathroom

Gardens to Front & Rear | Integral Garage

Council Tax: Band E | Energy Rating: D | Tenure: Freehold



The property truly requires an internal inspection to appreciate the well planned and spacious accommodation which has been modernised over recent years and benefits from a large, open plan sitting/dining/kitchen, newly installed bathroom, double glazing and well kept rear gardens with feature deck areas.

The property comprises: Covered porch, welcoming entrance hall with staircase to first floor, ground floor cloakroom, good sized living room with fireplace and a newly installed kitchen with integrated appliances and peninsular breakfast bar, being open plan to large dining and sitting areas with sliding patio doors to the rear deck area.

To the first floor there are four double bedrooms, the principal bedroom having a en-suite bathroom and a newly installed house bathroom.

To the front of the property is a small garden area and driveway leading to...

Integral Garage 16'8" x 9'2" with personal door to the side.

A side pathway leads to the rear of the property where there are lawned gardens with flowering borders and timber boundary fencing. A feature raised deck area gives access to the sitting room.

