

3 BURNS WAY  
HARROGATE  
HG1 3NA



NICHOLLS  
TYREMAN





## 3 BURNS WAY | HARROGATE | HG1 3NA

A beautifully presented brick built detached family property located in this extremely popular residential location on the edge of town yet with an easy access of local amenities.

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Entrance Hall | Living Room | Dining Kitchen | Family Room | Downstairs WC

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Four Bedrooms | En-Suite | House Bathroom

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Garden | Integral Garage With Utility Area

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

OFFERS OVER  
**£495,000**







**The property has been the subject of a superb modernisation programme which includes a family room extension and landscaped gardens. Viewing is essential to appreciate the high quality of the fixtures and fittings throughout.**

The accommodation in brief comprises: Entrance hall leading to a beautifully appointed living room with bay window, magnificent open plan family kitchen with bi-fold doors leading to the garden. The kitchen has a range of wall mounted cupboards, base units, drawers and a peninsula bar, with integrated appliances including coffee machine, microwave, dishwasher and two ovens. From the kitchen is a beautiful family room with media wall, orangery lantern ceiling and bifold doors, again leading to the garden. There is also a cloakroom with wc just off the rear entrance vestibule and an integral garage with utility area.

To the first floor, the principal bedroom has a dressing area and en-suite shower room. There are three further good sized bedrooms and a house bathroom.









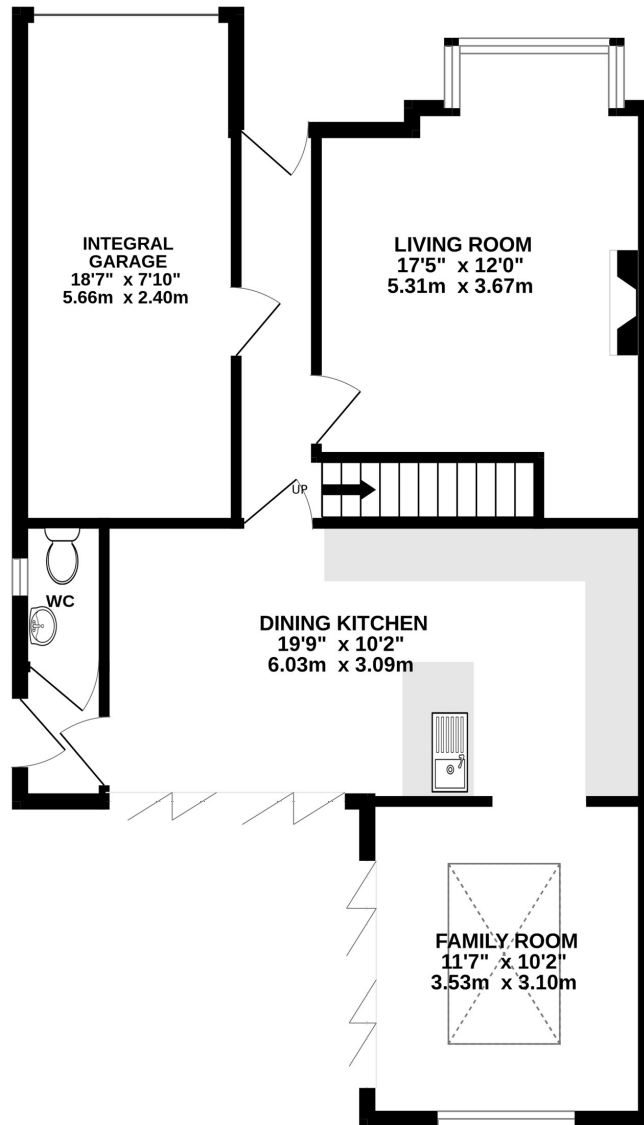
## OUTSIDE

To the front of the property is a block paved, double driveway and a lawned garden area with side pathway, having electric car charger point and cold water tap, leading to a beautifully presented rear garden with flagged area having access to both the family room and the dining room.

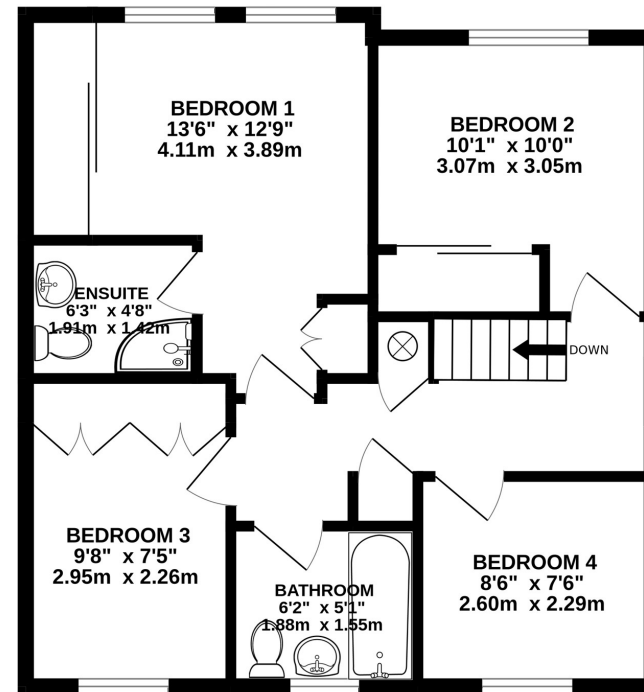
The south facing garden has external lighting and boundary fencing and walling.



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.







9 Albert Street, Harrogate  
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