

**3 COLERIDGE DRIVE
HARROGATE
HG1 3LS**



**NICHOLLS
TYREMAN**

3 COLERIDGE DRIVE | HARROGATE | HG1 3LS

A wonderful opportunity to purchase this lovely three bedroom semi-detached house situated in a quiet cul-de-sac in Harrogate, close to fantastic woodland walks. The property offers modern fixtures and fittings along with lovely outside space.

Entrance Hall | Living Room | Dining Kitchen

Three Bedrooms | House Bathroom

Garden | Garage

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

£300,000

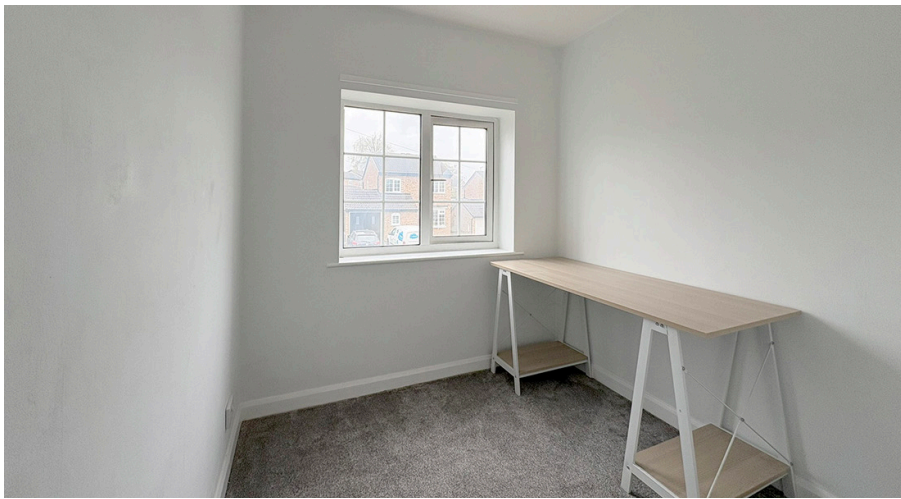




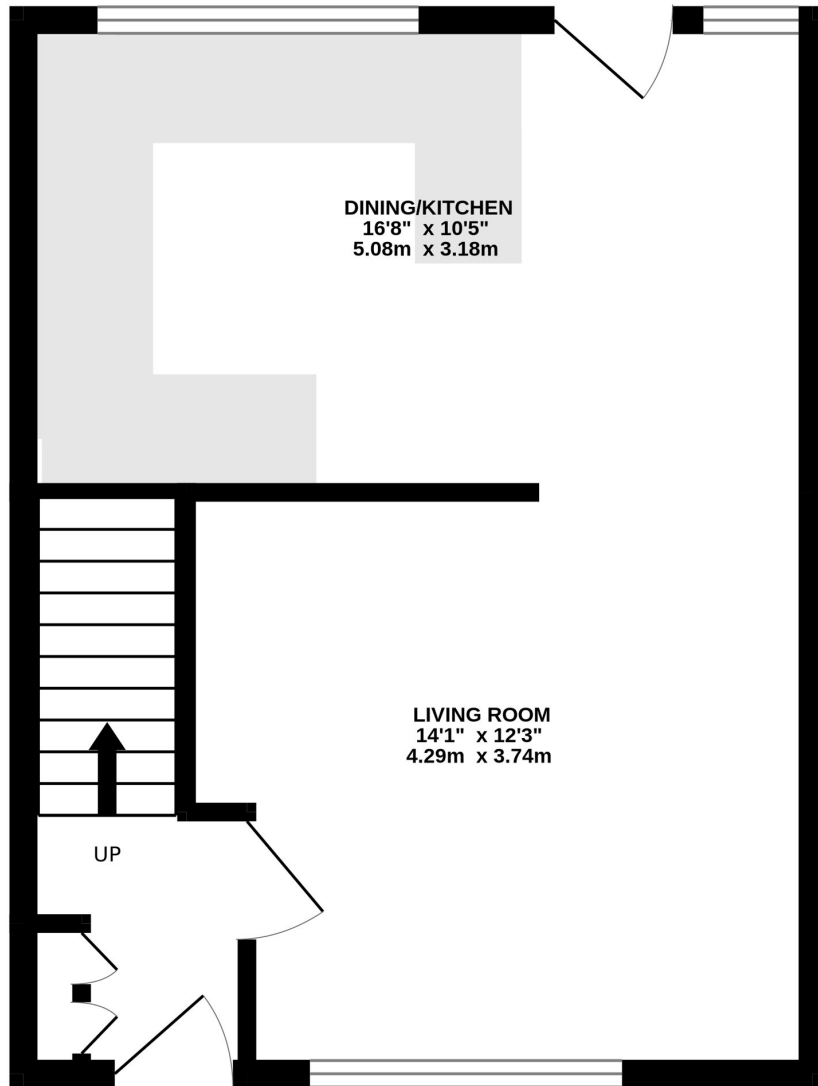
The property is offered with gas fired central heating and double glazing throughout and briefly comprises; entrance hall with storage cupboard, living room which flows through to a lovely, modern, kitchen diner offering fitted kitchen units, built in appliances, breakfast bar and space for dining table.

The first floor offers two double bedrooms with the main bedroom benefitting from built-in wardrobes and a further single bedroom. The house bathroom has a modern suite comprising; bath with shower over the top, w/c and wash basin.

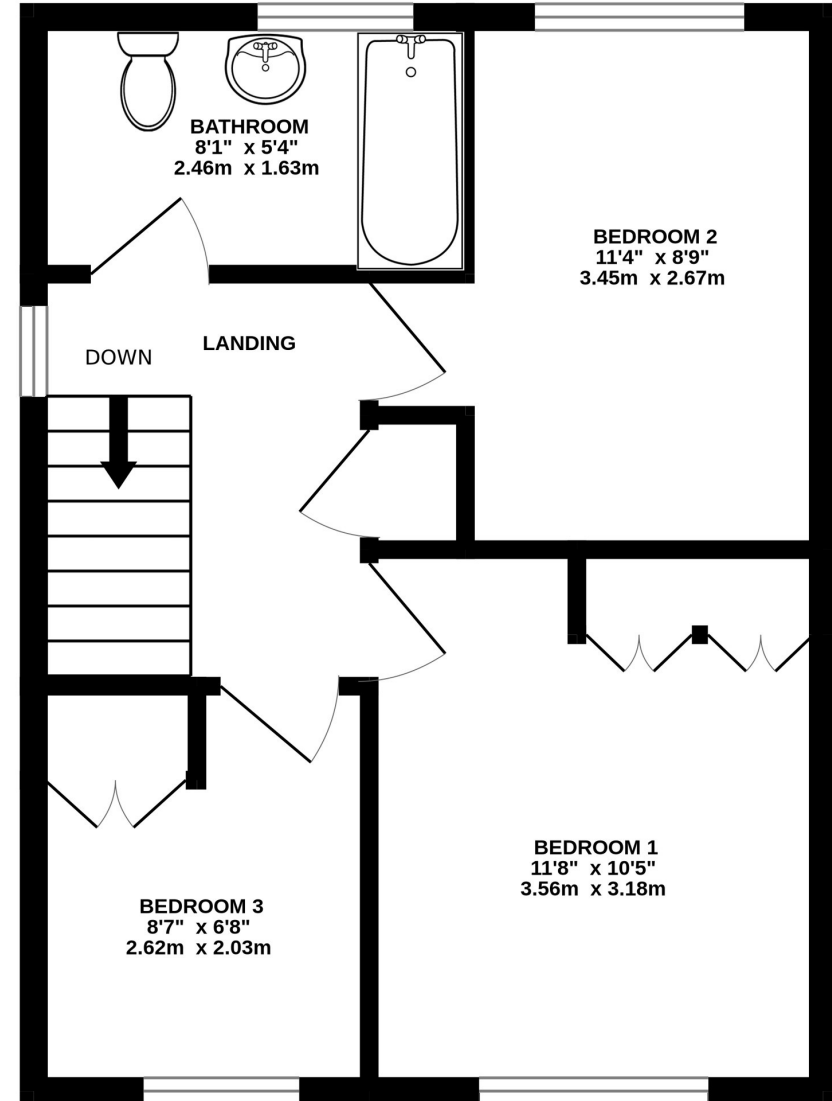
Externally the property has a tandem driveway, single garage and front and rear gardens laid to lawn. The rear garden also offers two seating areas to take advantage of the sun throughout the day.



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

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.