

13 BLENHEIM COURT
HARROGATE
HG2 9DT



NICHOLLS
TYREMAN

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An extremely rare opportunity to purchase this fabulous, brick built detached property, located to the favoured south side of Harrogate and forming part of this highly sought after residential area, approached via a private driveway and overlooking recreational grounds.

Entrance Hall | Cloakroom with wc | Living Room | Living/Dining/Kitchen | Utility Room | Study | Garden Room

Four Bedrooms | En-suite Bathroom | House Shower Room

South Facing Gardens | Double Garage

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£799,500





The property is situated within easy reach of the Leeds Road shopping parade and local schools with the Harrogate town centre a short distance away. An internal inspection is truly required to appreciate the well planned and versatile accommodation, with a large loft, ideal for conversion and the added benefits of a spacious garden room, double garage and south facing gardens.

The property also has the advantage of solar panning, owned by the property and generating electricity, cavity wall insulation and a garden irrigation system.

The accommodation comprises: Entrance hall, cloakroom with wc, large living room, open plan living/dining/kitchen, utility room, study and large garden room.

To the first floor there are four bedrooms, the principal bedroom having an en-suite with bath and separate shower, house shower room and galleried landing.

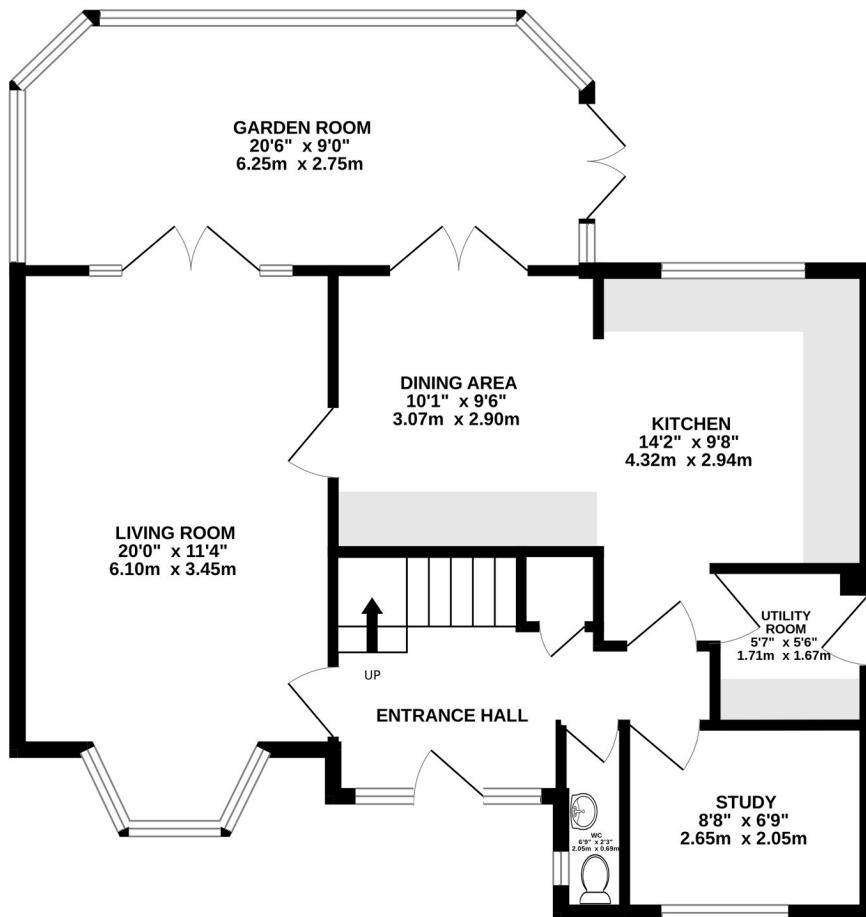
To the front of the property is a private driveway serving three properties, leading to a double parking area in front of a **double garage 18' x 16'** with personal door to the side, power and light.

To the rear of property are well kept gardens with a large patio area with hot and cold taps, timber shed, greenhouse and raised, lawned garden with flowering borders, water feature and timber boundary fencing. The rear garden catches the afternoon and evening sun.

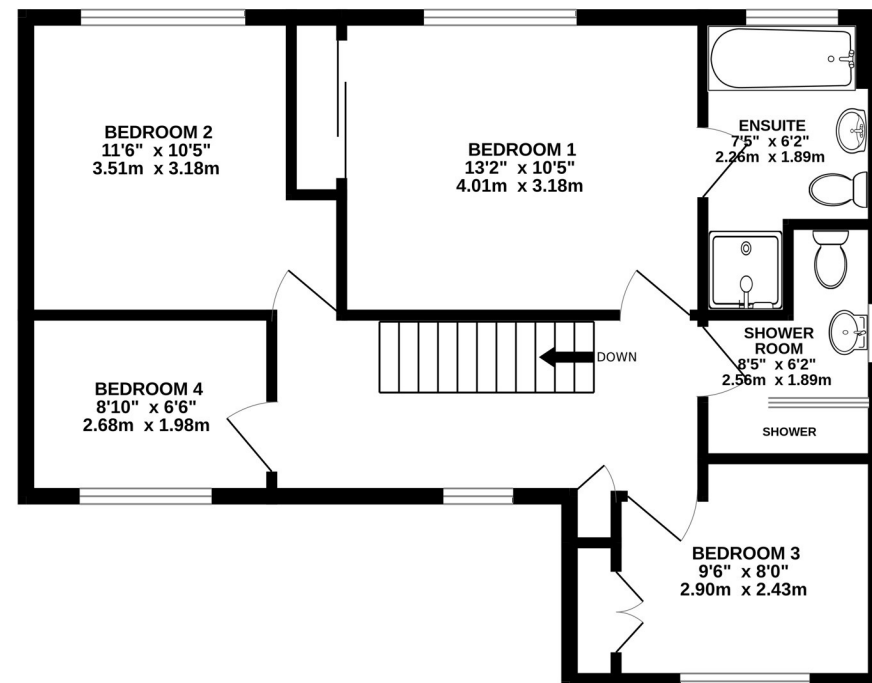




GROUND FLOOR
791 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.