

**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.

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Entrance Hall | Living Room | Dining Kitchen

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Three Bedrooms | House Bathroom

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Garden | Garage

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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.

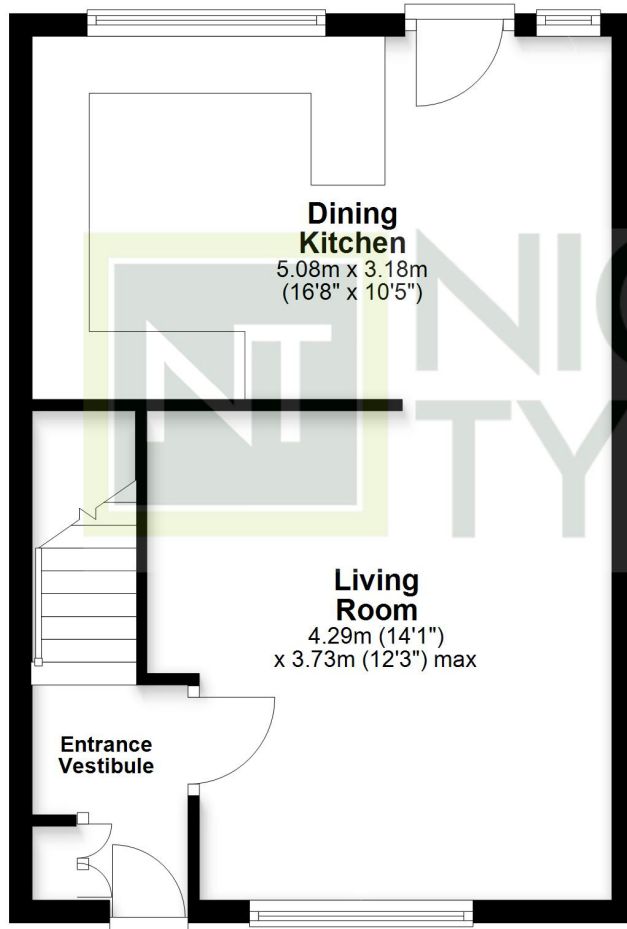






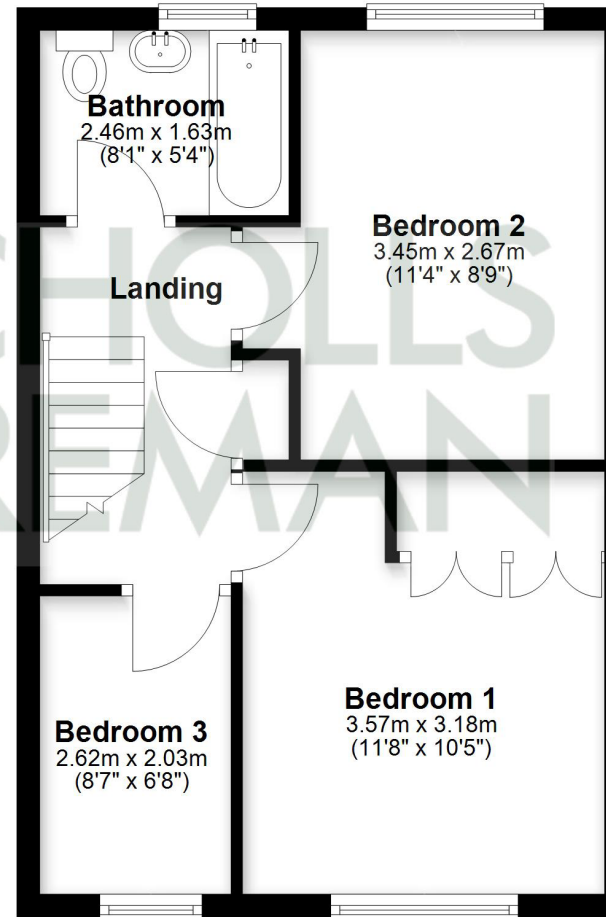
## Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)







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

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