



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed north out of Harrogate along the A61 Ripon Road. Turn left at the traffic lights into Jenny Field Drive. Follow the road for approximately 1 mile and turn left into



12 Bluebell Meadow, Harrogate
£265,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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12 Bluebell Meadow, Harrogate, North Yorkshire, HG3 2HF

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This immaculately presented three bedroom semi-detached property with conservatory and large detached garage also benefits from having a south facing patio garden.

Fronted by an attractive lawned garden with high hedge to the boundary, the accommodation opens via an entrance porch to the spacious living room which has sitting room to the front arranged around a feature fireplace and space for a dining table to the rear. The adjoining kitchen is fitted with modern units and steps down to the rear conservatory. French doors lead out to the fully enclosed, block set patio garden which is perfectly south facing and offers a good degree of privacy. The detached garage is longer than the average and has a side access door along with light and power. To the first floor the central landing branches to a house bathroom that presents a white suite with over bath shower, and three bedrooms being a double with built in

wardrobes and two well-proportioned singles.

Located on the North Western Outskirts of Harrogate, this popular residential area attracts families and professional couples alike. There are excellent local amenities close by, including a primary school, leisure centre and shops. There is easy access to open countryside, whilst a short drive or bus journey provided by a regular service takes you into the town centre which offers boutique shopping, an excellent range of restaurants and bars, and the famed 200 acre Stray Parkland. The town is also renowned for its reputable schools for all ages. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
3 minutes walk



Main Roads
A1M 11 miles



Train
Harrogate 2.1 Miles



Airport
Leeds/Bradford 10.8 Miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold