



VERITY
FREARSON

34 WAYSIDE AVENUE, HARROGATE, HG2 8NP

£450,000

34 WAYSIDE AVENUE,

Harrogate, HG2 8NP

A charming three-bedroom semi-detached house, attractively positioned within the highly sought-after Saints area of Harrogate, featuring a generous frontage, off-street parking and a substantial rear garden.



3 Reception Rooms · Kitchen · Utility/Workshop · Potting Shed

3 Bedrooms · Utility · Bathroom

Off-Road Parking · Garden







ACCOMMODATION

The property is entered via an entrance hall with staircase leading to the first floor and access to the principal ground floor accommodation. The lounge is a comfortable reception room enjoying a pleasant outlook and opening through to the sun room, creating a flexible living space. The sun room forms part of a modern rear extension and is flooded with natural light, enjoying views over and access to the rear garden, and opening through to the dining room. The dining room is well proportioned and provides ample space for a dining table and chairs, conveniently positioned between the sun room and the kitchen.

The kitchen forms the heart of the home and is fitted as part of the extension, offering a range of wall and base units with complementary work surfaces and integrated appliances. The kitchen opens through to the sitting room/dining area, creating a sociable and versatile hub ideal for everyday family living and entertaining. A ground floor WC is fitted with a wash hand basin and low-level WC.

To the first floor, the landing provides access to all bedrooms and the house bathroom. The principal bedroom is a generous double bedroom with a window to the front aspect and benefits from an en-suite shower room, fitted with a walk-in shower enclosure, wash hand basin set within a vanity unit and low-level WC. Bedroom two is a good-sized double bedroom overlooking the rear garden, while bedroom three is suitable for use as a single bedroom, guest room or home office. The house bathroom is fitted with a panelled bath with shower over, wash hand basin and low-level WC, with part-tiled walls and a window providing natural ventilation.

FLOOR PLAN



Total Area: 176.9 m² ... 1904 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Externally, to the front of the property is a gravelled driveway providing off-street parking, bordered by established hedging which offers a good degree of privacy and creates an attractive approach. To the rear is a generous and well-established garden featuring a paved seating area, gravel pathways and well-stocked planted borders with mature shrubs and trees. The garden enjoys a good degree of privacy and includes a useful outbuilding/workshop and potting shed.

All mains services connected.

Freehold



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-1) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		64	78
England & Wales		EU Directive 2002/91/EC	

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