



23 Spruisty Road, Harrogate

£289,500



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious double-fronted semi-detached home with generous garden, situated on a quiet cul-de-sac conveniently located within walking distance of Harrogate town centre, being less than a ten-minute walk away.

The property offers modern and well-presented accommodation arranged over two floors, including a spacious sitting room, modern dining kitchen, utility / WC, three bedrooms and a house bathroom. Outside, there is ample driveway parking and a good-sized rear garden with lawn, patio and pond.



GROUND FLOOR

ENTRANCE HALL

UTILITY / WC

With WC and washbasin. Space and plumbing for washing machine.

SITTING ROOM

A spacious reception room with windows to the front and rear and living-flame gas fire.

DINING KITCHEN

With space for dining table and glazed doors leading to the garden. The modern kitchen comprises a range of stylish wall and base units with electric hob, integrated double oven and dishwasher.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further good-sized bedroom.

BATHROOM

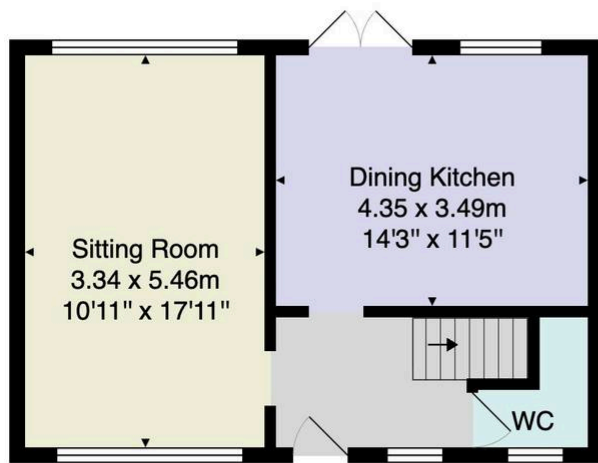
A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above.

LOFT

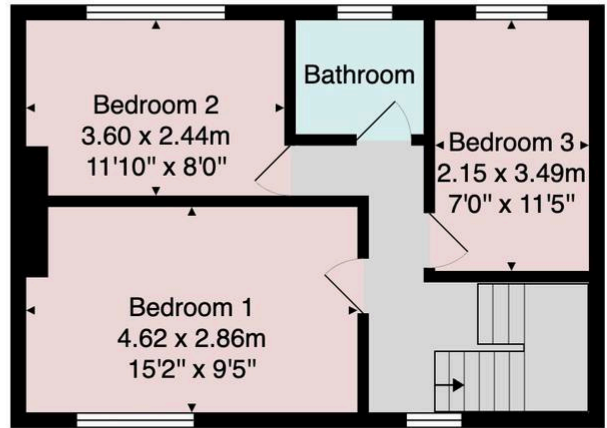
Fully boarded loft space.

OUTSIDE





Ground Floor



First Floor

Total Area: 85.7 m² ... 923 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

