



**23 Coppice Rise, Harrogate, North Yorkshire, HG1 2DP**

**£300,000**

## 23 Coppice Rise, Harrogate, North Yorkshire, HG1 2DP

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A stylish three-bedroom semi-detached house with enclosed, garden, off-street parking and garage.

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This spacious family home is arranged over two floors and features a dining kitchen with glazed doors out to a hard wood decking area, a living room, three good-sized bedrooms and a bathroom.

The property is situated in a very convenient location, just a few minutes' walk from shops, amenities and two good schools. Furthermore, the property is within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





## GROUND FLOOR ENTRANCE HALL

All doors are solid Oak, each downstairs room has gas powered underfloor heating with solid wood floors, and the rooms are thermostat controlled.

## LIVING ROOM

The living room also has dimmable recessed ceiling lights as well as built in lights within the bespoke solid oak staircase. The staircase has a glass balustrade as well as a dimmable chandelier light above.

All fittings through are solid brushed chrome–high end fittings.

## DINING KITCHEN

The kitchen is an Integra ( handleless kitchen ) with made to fit/order Corian worktops with coloured glass splashbacks throughout.

The lighting includes dimmable recessed ceiling lights, as well as under cabinet wall lights / plinth lights.

All the kitchen appliances are siemens home appliances including washer/dryer, wine fridge, Microwave / Grill oven as well as a separate integrated oven. Also included Smeg Hob & Integrated Zanussi fridge freezer.

## FIRST FLOOR LANDING

Open landing with glass banister staircase.

All the upstairs doors are solid oak with toughened glass white & clear fittings. With new skirting boards & Architraves throughout.

## BEDROOM 1

A double bedroom with window to the rear. Solid wood floors with a fitted length of wall Walnut wardrobe coming with glass doors and pull down fittings and draws. Recessed dimmable ceiling lights and several wall lights. Modern tall standing radiators.

## BEDROOM 2

Further double bedroom with window to the front. Solid wood floor with recessed dimmable ceiling lights, and several wall lights. Modern tall standing radiators.

## BEDROOM 3

A smaller room with window to the front. Modern tall standing radiators. Solid wood floor with a boxed in modern combi boiler cupboard.

## BATHROOM

Includes a smart voice activated shower with a jacuzzi bath, and a recessed modern toilet.

Underfloor Thermostat controlled heating – tiled.

Modern anti mister mirror with shaver and socket fittings. Modern tall standing radiators.

## LOFT SPACE

Fully boarded loft space, double insulated with strip lighting and loft stair access.

## OUTSIDE

There is a Resin Brick Bonded Driveway at the side of the house leading to a bespoke hand built brick garage with electric garage door. The Garage is lined out internally and has its own external power source which also feeds the garden pond/ dimmable decking lights.

The external hardwood decking accessible by the kitchen patio doors also has a bespoke solid hardwood security gate.

**Tenure** - Freehold

**Council Tax Band** - C

**EPC** - D





Total Area: 88.1 m<sup>2</sup> ... 949 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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