



10 Coppice Way, Harrogate

£249,950 Guide Price



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A well-presented three-bedroom semi-detached home enjoying an attractive open outlook across neighbouring green space and playing fields to the rear, situated in a convenient and established residential location close to local amenities and within easy reach of Harrogate town centre.

Externally, the property enjoys attractive outside space to both the front and rear. A lawned front garden sits alongside a driveway providing off-street parking and leading to a detached garage.

The rear garden has been designed for ease of maintenance and features paved seating areas, artificial lawn and raised planting beds, creating an ideal environment for outdoor dining and entertaining. A particular feature of the property is the delightful open aspect to the rear, overlooking extensive green space and playing fields. The elevated position provides a wonderful sense of openness and privacy, with far-reaching views across the surrounding area and beyond.

Coppice Way is a quiet, residential address, well served by nearby local amenities and is just a short distance from Harrogate to town centre. Offered for sale with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Occupying an enviable position with delightful far-reaching views to the rear, this spacious home offers well-balanced accommodation arranged over two floors, together with attractive gardens, driveway parking and a detached garage. The accommodation opens via a useful entrance porch into a welcoming entrance hall. To the front of the property is a bright and spacious bay-fronted sitting room, flooded with natural light and featuring a contemporary wall-mounted electric fire, creating an attractive focal point and a comfortable space for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include a double oven and gas hob, whilst a large picture window above the sink enjoys attractive views across the open green space beyond. The kitchen offers ample storage and preparation space together with room for additional appliances. The ground floor is completed by a stylish modern shower room fitted with a contemporary white suite comprising a walk-in shower enclosure, wash hand basin and low-flush WC, finished with attractive tiling throughout. To the first floor are three well-proportioned bedrooms. The principal bedroom is a generous double room benefitting from an extensive range of fitted wardrobes, drawers and dressing table furniture, providing excellent storage. The second bedroom is another spacious double room enjoying the property's attractive rear outlook, whilst the third bedroom offers versatile accommodation, equally suited as a bedroom, nursery or home office.





Ground Floor

First Floor

Total Area: 74.0 m² ... 796 ft²

All measurements are approximate and for display purposes only.

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