



7 Saffron Meadow, Harrogate

£389,950 Freehold



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A spacious $\frac{3}{4}$ bedroom detached house occupying a generous plot in a quiet cul-de-sac position, with ample driveway parking, a garage and a particularly good-sized rear garden. Enjoying a slightly elevated position, the property backs directly onto open greenery and benefits from an attractive open aspect with pleasant distant views beyond.

The accommodation is approached via a covered entrance porch leading into an entrance hall with ground floor WC. Glazed double doors open into a generous lounge with a feature fireplace, while the distinctive split-level arrangement leads through to the breakfast kitchen and separate dining room/reception room.

The breakfast kitchen is fitted with a range of wall and base units with ample work surfaces and provides space for informal dining, together with a door giving direct access to the rear garden. The separate dining room/bedroom 4 offers useful flexibility as an additional living space, with glazed patio doors opening onto the paved seating area and enjoying an attractive outlook across the garden and greenery beyond.

To the first floor are three good-sized bedrooms, with both the principal bedroom and second bedroom benefiting from fitted wardrobes. The principal bedroom also features an en-suite shower room, while a separate house bathroom serves the remaining bedrooms.

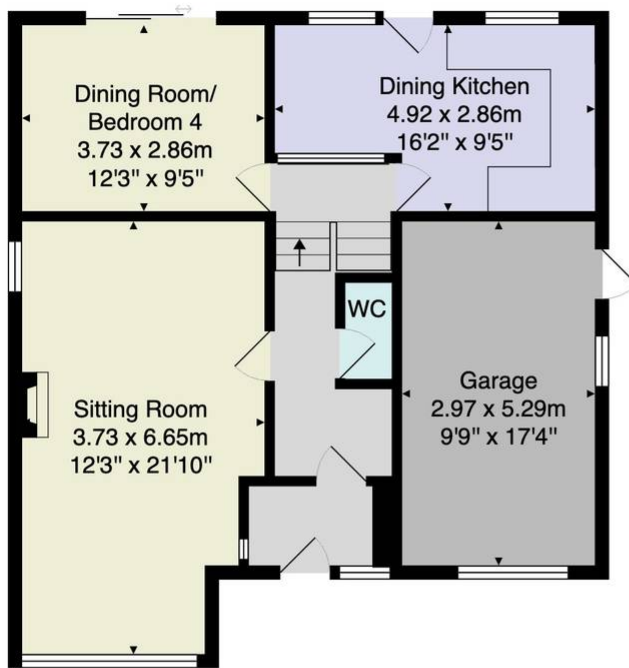
Outside, the property occupies a particularly generous plot. To the front is ample driveway parking leading to the garage, while the good-sized enclosed rear garden features a paved seating area, lawn and established borders. Backing directly onto open greenery, the garden enjoys a pleasant sense of openness, enhanced by the property's slightly elevated position and distant views.

Situated within a popular and convenient location, the property is well placed for excellent local schools, a range of everyday amenities, countryside walks and good commuter links.

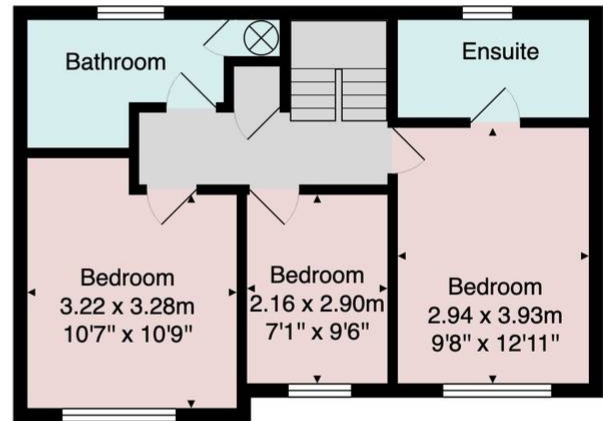
Council Tax band: E

Tenure: Freehold





Ground Floor



First Floor

Total Area: 109.6 m² ... 1179 ft² (excluding garage)

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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