



21 Rudbeck Crescent, Harrogate

£275,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A three/four-bedroom semi-detached home with driveway, garage and attractive rear garden, situated in a quiet cul-de-sac within this desirable residential location on the edge of Harrogate. The property offers spacious and flexible accommodation and would suit a range of buyers.

The location is well served by local amenities and provides convenient access to Harrogate town centre, the southern bypass and motorway network, as well as nearby centres including Wetherby and Boroughbridge.



GROUND FLOOR

A spacious reception hall welcomes you into the property and leads through to the generous sitting room, which features a fireplace with living flame gas fire. Sliding doors open into the adjoining dining room, creating a flexible living and entertaining space. The dining room has patio doors leading directly to the rear garden. There is also a kitchen fitted with a range of wall and base units with worktops and space for and electric cooker and appliances.

FIRST FLOOR

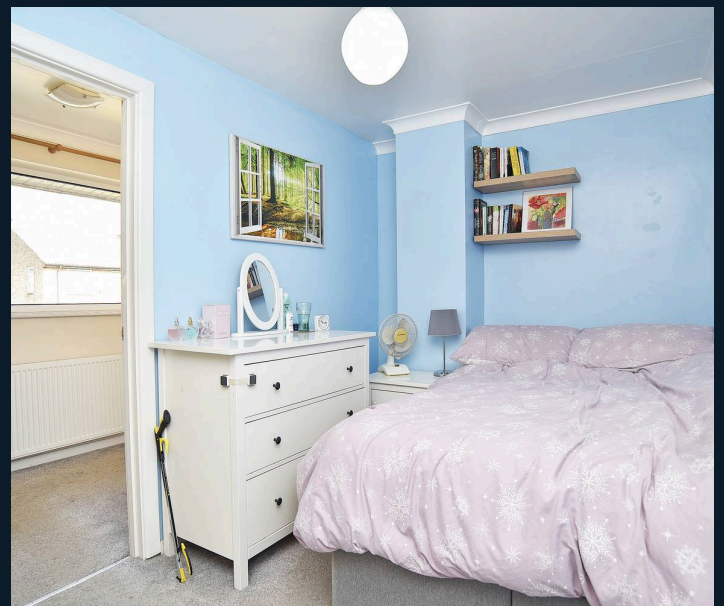
The property was originally constructed as a three-bedroom house comprising two large double bedrooms and a further good-sized single bedroom. The main bedroom at the front of the property has been divided to create two separate rooms, one with a window to the front and the other without a window. Some buyers may find this arrangement useful as a study or dressing room, while others may wish to reinstate the original larger double bedroom by removing the partition wall. Also in the first floor is a bathroom fitted with a bath and shower above, together with a separate WC.

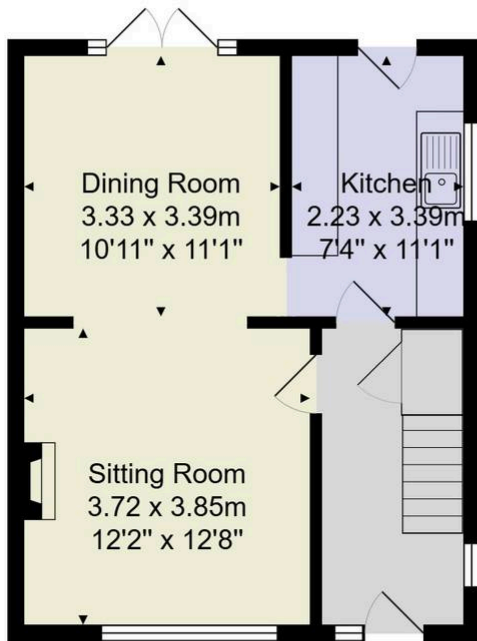
LOFT

A pull-down ladder provides access to a loft space which is partly boarded and fitted with electric light, providing useful additional storage.

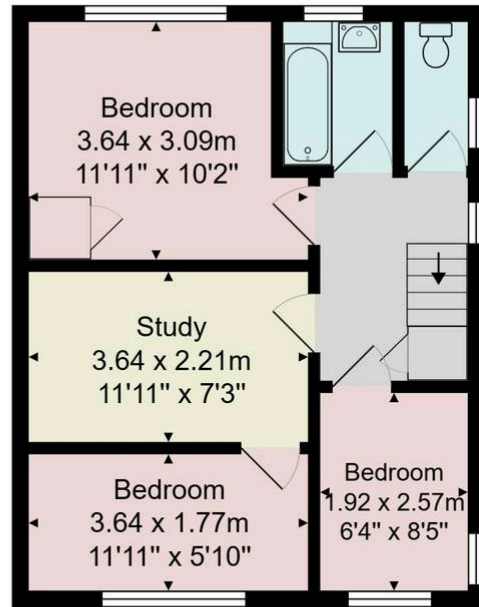
OUTSIDE

A driveway provides off-road parking and leads to a single garage with light and power. To the rear of the property there is an attractive garden with lawn and patio area, together with an outside tap.





Ground Floor



First Floor

Total Area: 84.7 m² ... 911 ft²

All measurements are approximate and for display purposes only.

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