



8 Burnside Drive, Harrogate, North Yorkshire, HG1 2BH

£270,000

8 Burnside Drive, Harrogate, North Yorkshire, HG1 2BH

A spacious three-bedroom semi-detached house with driveway, garage and lawned gardens.

This well-presented house has the benefit of double glazing and gas central heating and is situated in a very popular and convenient location to the North of Harrogate town centre, close to a number of local amenities.





GROUND FLOOR RECEPTION HALL

Central heating radiator, under-stairs cupboard and window to rear.

LIVING ROOM / DINING ROOM

A spacious living area with oak flooring, central heating radiator and fireplace. With bay window to front and glazed patio doors leading to rear garden.

KITCHEN

Range of wall and base units, wood effect laminate work surfaces and inset sink unit and including free-standing gas cooker, washing machine and fridge. With central heating radiator, window to rear and door to side.

FIRST FLOOR

LANDING

With access to roof void and window to side.

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A further double bedroom with window to front and central heating radiator.

BEDROOM 3

A further bedroom with window to front, central heating radiator and fitted cupboard.

BATHROOM

Fitted with a white suite comprising low flush WC, pedestal washbasin and panelled bath with shower above. Window to rear and central heating radiator.

OUTSIDE

Block-paved drive to front provides ample off street parking and leads to garage (7'10 x 24'4). Lawned gardens to front and rear with greenhouse and timber garden shed providing useful storage area.

Tenure - Freehold

Council Tax Band - C





Total Area: 101.8 m² ... 1096 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.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		