

59 WAYSIDE WALK
HARROGATE
HG2 8NW



 NICHOLLS
TYREMAN

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A beautifully presented and recently modernised, brick built, detached family property, situated in this extremely sought after residential location, being within easy reach of excellent local schools, Hornbeam rail link for commuting to Leeds and York, local shops and supermarkets and with the Harrogate town Centre a short distance away

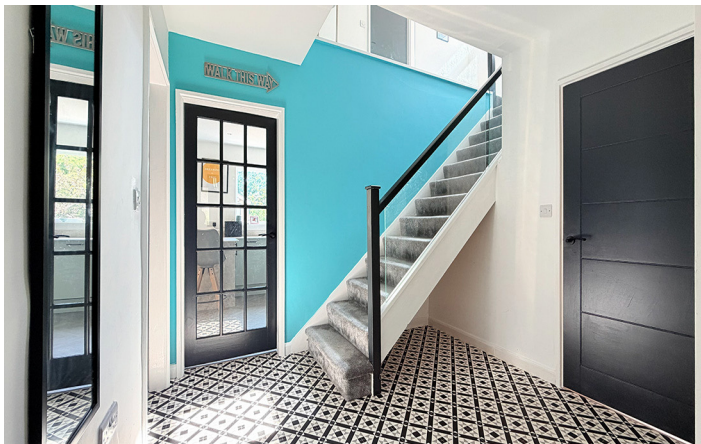
Entrance Porch | Entrance Vestibule | Entrance Hall | Cloakroom with wc | Living Room | Dining Room | Kitchen | Conservatory | Side Porch

Three Bedrooms | Bathroom

Integral Garage | Gardens

Council Tax: E | Energy Rating: TBC | Tenure: Freehold

£550,000





The property truly requires an internal inspection to appreciate the superb programme of works that have taken place to create a well planned and easy to live in family home.

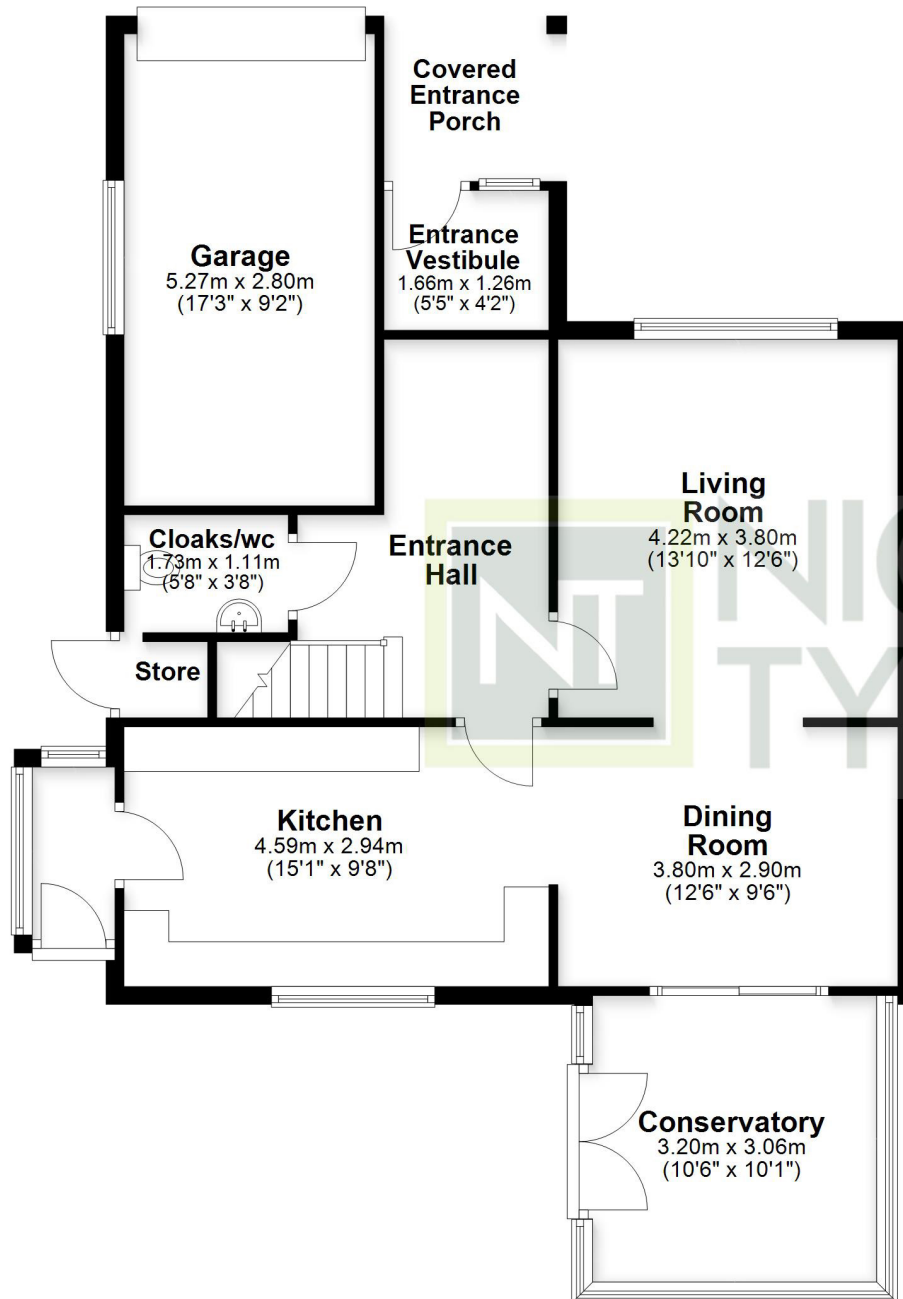
The accommodation comprises: A covered entrance porch, entrance vestibule, large entrance hall with ground floor cloakroom, living room, open plan dining room and beautifully appointed and integrated kitchen with fridge freezer, boiler tap, washing machine, tumble dryer, dishwasher, double oven, induction hob and extractor fan along with a range of work surfaces and a breakfast bar formed from compact laminate. A side porch leads to the rear gardens and there is a good size conservatory leading to the rear gardens.

To the first floor there is a landing with access to the loft, via a ladder, three large double bedrooms and a beautifully appointed bathroom with standalone bath, separate shower cubicle, wash hand base and low flush wc.

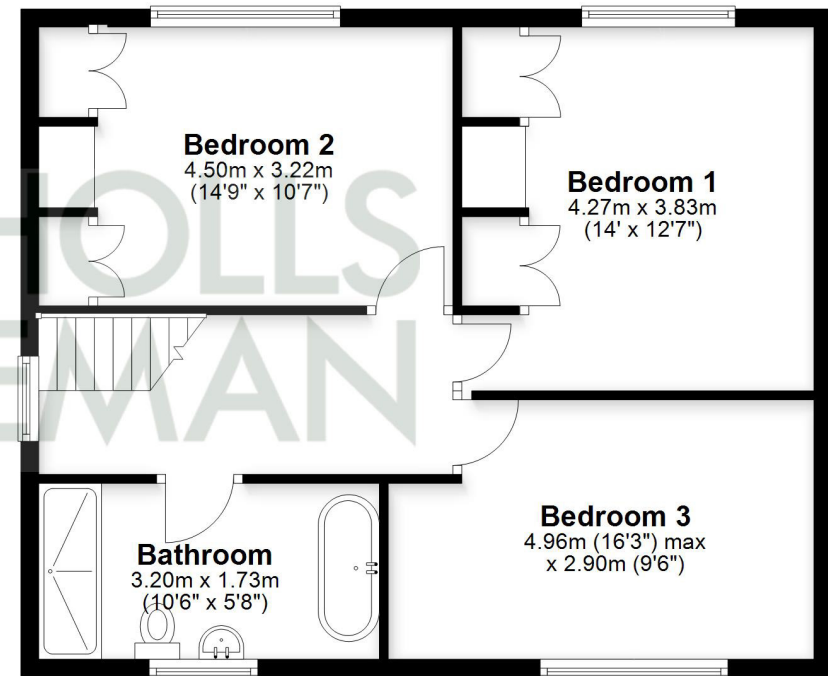
To the front of the property is a driveway leading to an integral garage with electric up and over door, lawned gardens and flowering borders with specimen plants and trees. To the rear of the property is a flagged patio, astroturf garden with flowering borders and a further flagged sitting area and to the side of the property is a useful bike store/garden store.



Ground Floor



First Floor



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.