



**19 Wayside Avenue, Harrogate**

**£600,000 Offers Over**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A substantially extended three/four-bedroom semi-detached home, providing very generous and flexible accommodation extending to over 1700 sqft. This super family home is ideally positioned in a highly sought-after location on the south side of Harrogate, well served by excellent local amenities and highly regarded schools. With front and rear gardens, a driveway and a versatile garden room, this property is perfectly suited to modern family living. An internal viewing is essential to appreciate the scale and position of the property.

Outside, the driveway to the front provides ample off-street parking. The front garden features a shaped lawn, while a side pathway gives access to the large and enclosed rear garden, with lawn, paved seating areas, and fenced boundaries, along with a detached GAMES ROOM/GARDEN ROOM providing excellent additional space for work or leisure.

#### AGENTS NOTE

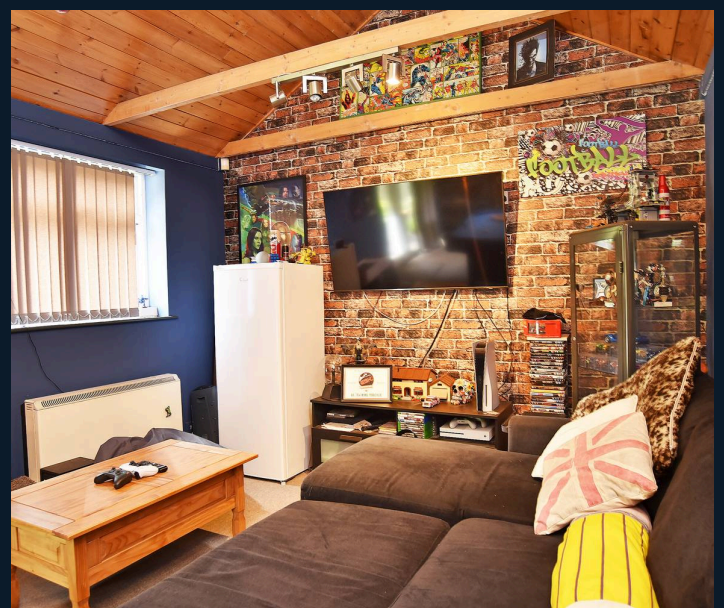
There is potential for a fourth bedroom by utilising the home office on the ground floor or the dressing room. Alternatively the detached garden room could provide potential accommodation.

Council Tax band: D

Tenure: Freehold



The ground floor offers spacious and well-presented accommodation, including a welcoming entrance porch, a contemporary fitted kitchen with breakfast bar, a separate utility area, two generous reception rooms, a home office/bedroom and a convenient downstairs WC. Upstairs, the property comprises three well-proportioned bedrooms and a stylish family bathroom. The impressive master bedroom has the added benefit of a dressing room/nursery/occasional bedroom and a ensuite shower room.





Total Area: 162.1 m<sup>2</sup> ... 1745 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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