



## 42 Birstwith Road, Harrogate

£395,000 Guide Price



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WINNING AGENT**

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A well presented and spacious three bedroom semi-detached house, occupying a popular position on the edge of Harrogate and benefiting from a private and attractive rear garden together with driveway parking and carport. The property is conveniently located for local amenities, including the hospital, bus stop at the end of the road and a few minutes walk to the Stray, the home offers well proportioned accommodation ideally suited to a range of purchasers.

The accommodation includes a sitting room, dining kitchen with conservatory, three bedrooms and a modern bathroom, together with useful loft storage.

#### OUTSIDE

A resin driveway provides off-road parking for up to 4 vehicles and leads to a covered carport.

To the rear there is an attractive and private garden laid mainly to lawn with well stocked planted borders and a summer house. The garden is not overlooked due to position on Birstwith Road. Large stone patio for entertaining.

There is also a timber garden shed with light and power.

#### AGENTS NOTE

Potential for loft conversion and extension to the property, subject to all the necessary consents.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR A atrium glass porch, benefitting from UV glass, with a cloaks cupboard, leads into a spacious reception hall with a downstairs WC.

There is a generous sitting room with bay window to the front, creating a bright and comfortable living space. There is a fireplace which would be suitable for a log burner.

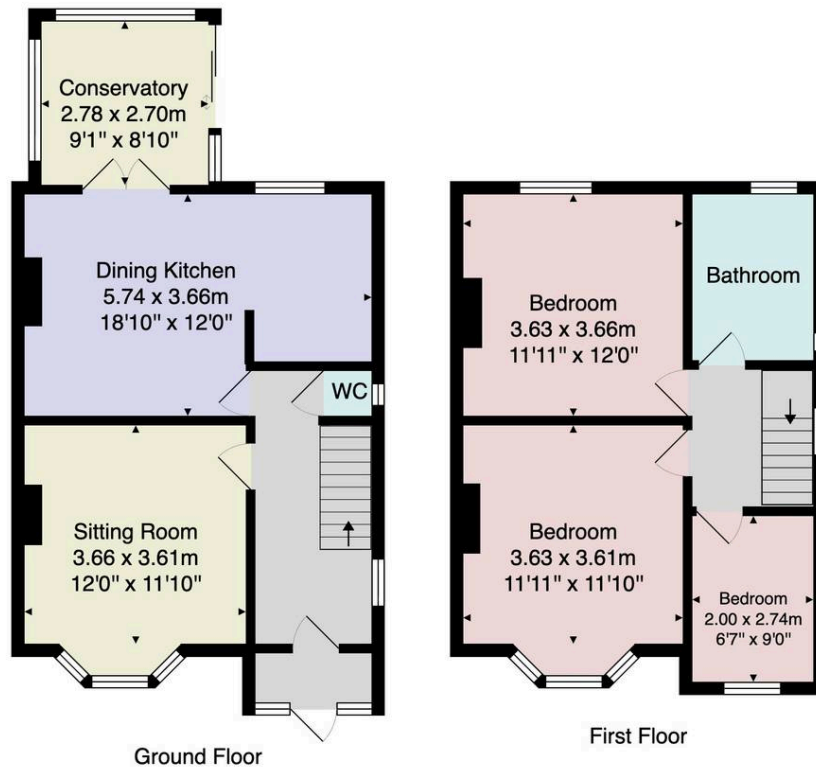
To the rear of the property there is a dining kitchen with ample space for dining and fitted with a range of units with space for appliances. Glazed doors lead through to a UV glass garden room which provides an additional sitting area with windows and doors overlooking the garden.

FIRST FLOOR On the first floor there are three bedrooms, including two good sized double bedrooms with fitted wardrobes.

The accommodation is served by a house bathroom fitted with a white suite comprising WC, washbasin and bath with shower above.

A pull-down ladder provides access to a boarded loft, offering useful additional storage.





Total Area: 98.2 m<sup>2</sup> ... 1057 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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