



## 29 Coppice Rise, Harrogate

£360,000 Offers Over



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A spacious four-bedroom detached home occupying a generous elevated corner plot, with versatile accommodation, ample parking and attractive established gardens, all within easy walking distance of local shops, everyday amenities, two well-regarded schools and Harrogate town centre.**

Outside, the property occupies an attractive corner plot with established gardens wrapping around the side and rear, incorporating planted borders, raised beds and a variety of seating areas. A substantial conservatory overlooks the garden, providing an additional reception space that can be enjoyed throughout the year. To the front, a generous driveway provides off-street parking for up to three vehicles and benefits from an electric vehicle charging point.

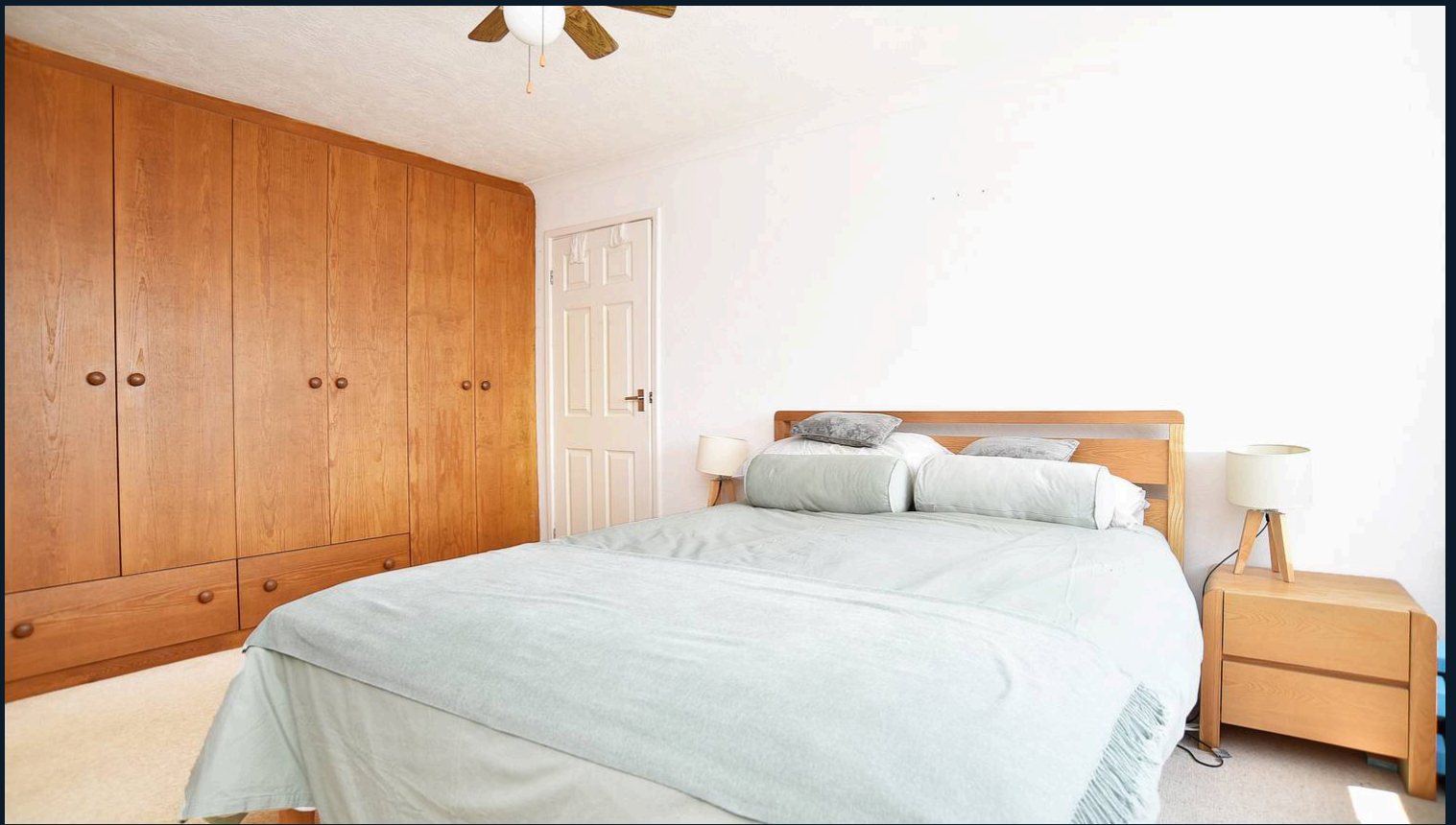
The property enjoys an excellent position close to a wide range of amenities, with shops, cafés and everyday services all within easy reach. Harrogate town centre is also nearby, together with excellent transport links, making this a particularly convenient location for families and commuters alike.

Offering generous and adaptable living space, excellent parking and established gardens, this detached home presents an excellent opportunity to acquire a spacious property in one of Harrogate's most convenient residential locations.

Council Tax band: E

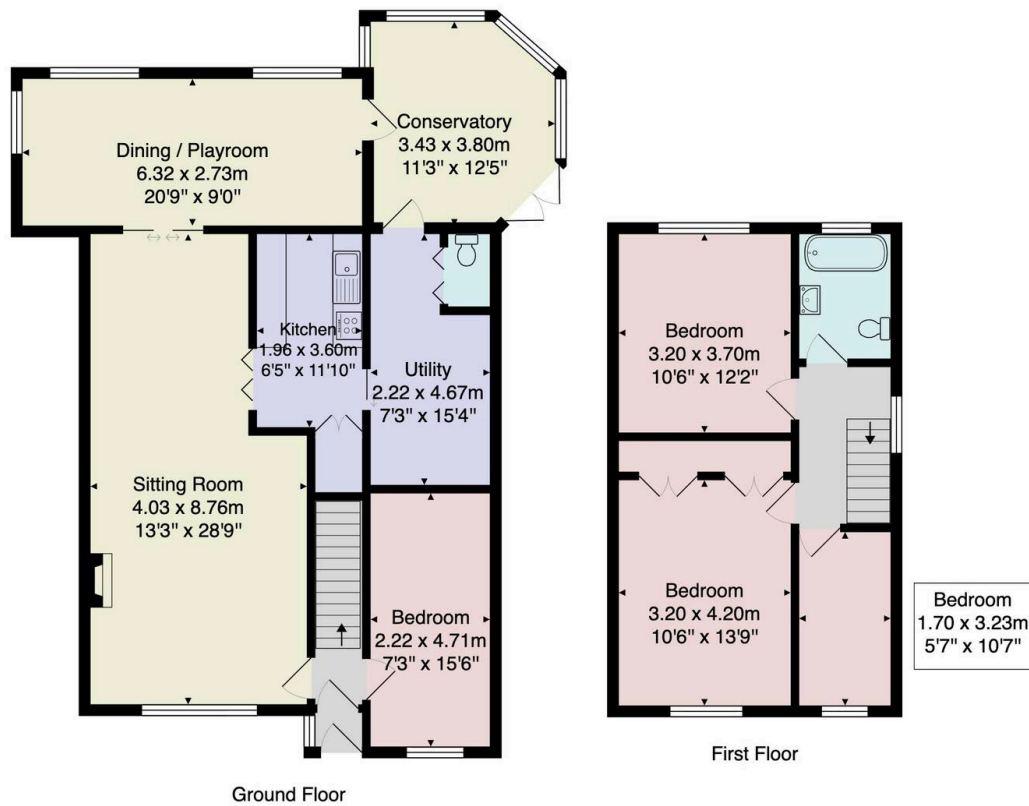
Tenure: Freehold

EPC Energy Efficiency Rating: D



The property provides generous and adaptable accommodation, making it well suited to a variety of buyers. The ground floor comprises three separate reception rooms, offering flexible living space to suit individual requirements, together with a fitted kitchen, a ground-floor bedroom that could be used for guests, multi-generational living or as a home office, a separate utility room and a cloakroom/WC, all combining to create a practical and versatile home. To the first floor are three further well-proportioned bedrooms, served by a family bathroom.





Total Area: 142.8 m<sup>2</sup> ... 1537 ft<sup>2</sup>

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

