



39 Nightingale Drive, Harrogate

£300,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A very well-presented and spacious three-bedroom town house, with three bathrooms, occupying an excellent plot in this popular and attractive development, with the benefit of an attractive garden to the rear. This super family home offers extensive, spacious and well-appointed accommodation arranged over three levels, with gas central heating and double glazing, ideal for family living. An internal inspection is strongly recommended to appreciate the size and scale of the accommodation on offer.

Nightingale Drive forms part of a popular residential development, well served by the local shops and services of Knaresborough Road, whilst being within walking distance of Harrogate town centre and Starbeck railway station.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ENTRANCE HALL Central heating radiator and access to the garage.
BEDROOM 3 A double bedroom with A*-rated window to rear and A*-rated glazed doors leading to the garden. Central heating radiator and fitted cupboard.

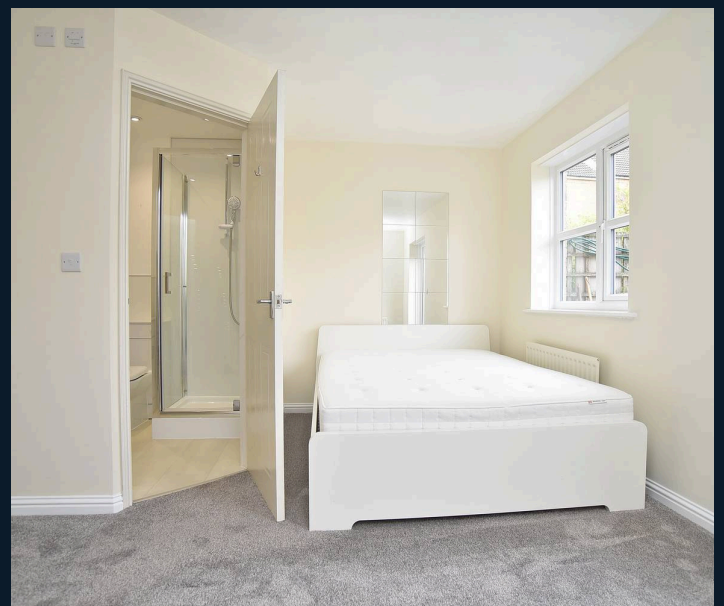
EN-SUITE SHOWER ROOM Recently refurbished with low-flush WC, washbasin and shower cubicle. Central heating radiator.

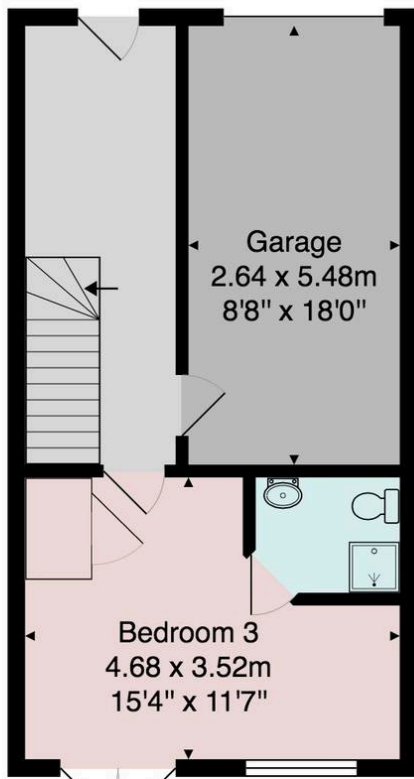
FIRST FLOOR

SITTING ROOM A spacious reception room with windows to front and two central heating radiators. Living-flame gas fire with attractive surround.

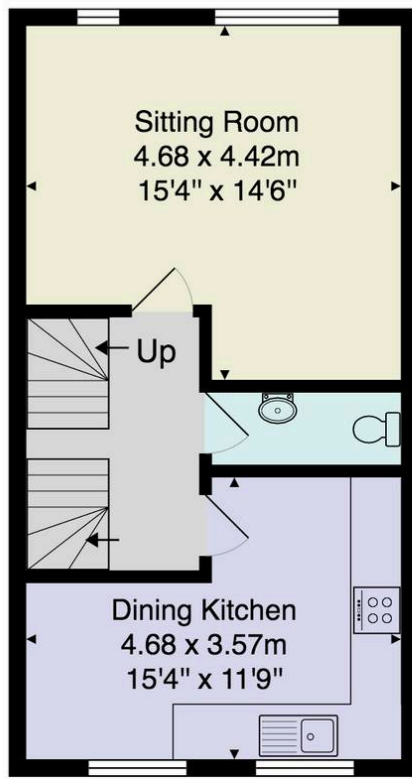
DINING KITCHEN Modern kitchen with an extensive range of wall and base units. Four-ring gas hob with extractor hood above and integrated electric oven. Fridge, freezer and plumbing for dishwasher. Two central heating radiators and windows to rear. **CLOAKROOM** With low-flush WC and washbasin. Central heating radiator. **SECOND FLOOR**

LANDING With fitted airing cupboard and access to large boarded loft space. **BEDROOM 1** A double bedroom with windows to front, central heating radiator and fitted wardrobes. **EN-SUITE SHOWER ROOM** Low-flush WC, washbasin and shower cubicle. Central heating radiator. **BEDROOM 3** A further bedroom with window to rear and central heating radiator. Fitted wardrobes. **HOUSE BATHROOM** With low-flush WC, washbasin and bath. Central heating radiator. **OUTSIDE** Driveway providing off-street parking for two vehicles leads to an integral single garage. To the rear there is a good-sized, attractive lawned garden with paved sitting area and electrical supply.

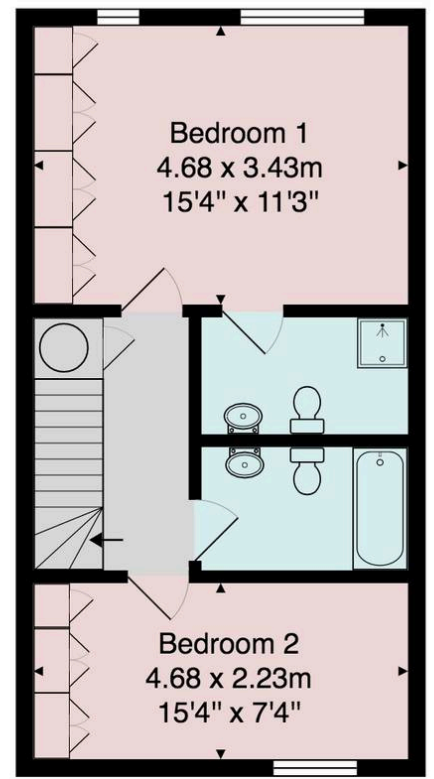




Ground Floor



First Floor



Second Floor

Total Area: 128.6 m² ... 1384 ft²

All measurements are approximate and for display purposes only.

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