



**21 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TL**

**£350,000**

Offers Over

# 21 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TL

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A spacious 4 bedroom, 2 bathroom semi detached house, offering generous and well appointed accommodation over 3 levels.

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The superb family home is situated in a popular and established residential position within walking distance of local shopping parades and train station.

The home has been tastefully modernised and extended and an internal viewing is essential to appreciate the style and size of this attractive home.

The accommodation benefits from has central heating and double glazing and comprises from:





Entrance porch, entrance hall with cloakroom, with plumbing for washing machine in the understairs cupboard and stairs to the first floor.

Attractive lounge with living flame gas fire and window to front.

A particular feature to the house is extended living kitchen incorporating good size kitchen, dining room and sitting areas with double doors onto the rear garden. The kitchen incorporates a range of matching wall and base units, central island with breakfast bar, fitted appliances and Range cooker.

#### First Floor

3 bedrooms to the first floor and stylish house bathroom incorporating 3 piece white suite, modern tiling and separate shower.

#### Second Floor

Large 4th bedroom with Velux windows, further window to rear and eaves storage.

Ensuite shower room with double shower, low flush WC and wash basin.

#### OUTSIDE

Resin drive leads to a single garage, rear garden with patio, shaped lawn and planted borders.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 136.4 m<sup>2</sup> ... 1468 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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