





Kingsley Park Road,HARROGATE HG1 4RG

william h brown

welcome to

Kingsley Park Road, HARROGATE

Combining character features with stylish modern décor, this beautifully presented three-bedroom semi-detached home, set on a cul-de-sac position, offers spacious accommodation and gardens to both the front and rear. A wonderful home ready to enjoy. Early viewing is highly recommended.

Ground Floor
Entrance Hall
Features a side double glazed window and a double glazed front door. This area has understeer storage, a fitted radiator and stairs to first floor.

Lounge
The lounge is a beautifully presented reception room, finished in stylish décor and offering a warm and inviting atmosphere. A large front double glazed bay window allows an abundance of natural light to fill the space, while the feature multi-fuel burner creates an attractive focal point. The room provides ample space and enjoys an open feel through to the dining area. Finished with attractive flooring and contemporary paneled walls, this is a stunning living space that perfectly blends character and modern style.

Kitchen/ Diner
The open-plan kitchen/dining room has been thoughtfully designed and finished to an exceptional standard. The kitchen is fitted with a range of contemporary wall and base units including lazy susan, complemented by stylish work surfaces, an inset sink and drainer, integrated induction hob, oven and microwave, washing machine and dishwasher. There is space for Fridge freezer. A fitted rear radiator and two rear double glazed window and double glazed external door provide plenty of natural light and access to the garden. The boiler is housed within the this room.

First Floor
Landing
Features a side double glazed windows and a useful storage cupboard, all complemented by tasteful décor and attractive wall paneling. There is also access to the loft, which is boarded and provides excellent additional storage space.

Bedroom One
The principal bedroom is a double room, featuring a large front double glazed window and fitted radiator. Finished in modern décor, the room offers ample space.

Bedroom Two
Bedroom Two is a well sized double bedroom featuring a rear double glazed window and fitted radiator. Beautifully presented in neutral tones, the room offers ample space.

Bedroom Three
Bedroom Three is a versatile room featuring a rear double glazed window and fitted radiator. The space would lend itself well as a games room, nursery, or study.

Bathroom
The family bathroom has been renovated to an elegantly high standard and features a contemporary three-piece suite comprising a paneled bath with shower, WC, and a stylish vanity wash hand basin with built-in storage. Two double glazed windows provide an abundance of natural light, while attractive tiling, feature wall paneling, recessed spotlights to the ceiling, a heated towel rail, and an illuminated mirror complete this beautifully finished space.







External

Externally, the property benefits from a low-maintenance graveled front garden, providing an attractive approach. To the rear is a generous enclosed garden, predominantly laid to lawn with established flower beds, mature planting, and a patio seating area. The garden also benefits from a useful brick-built outbuilding, offering excellent storage space. The rear enjoys a good degree of privacy.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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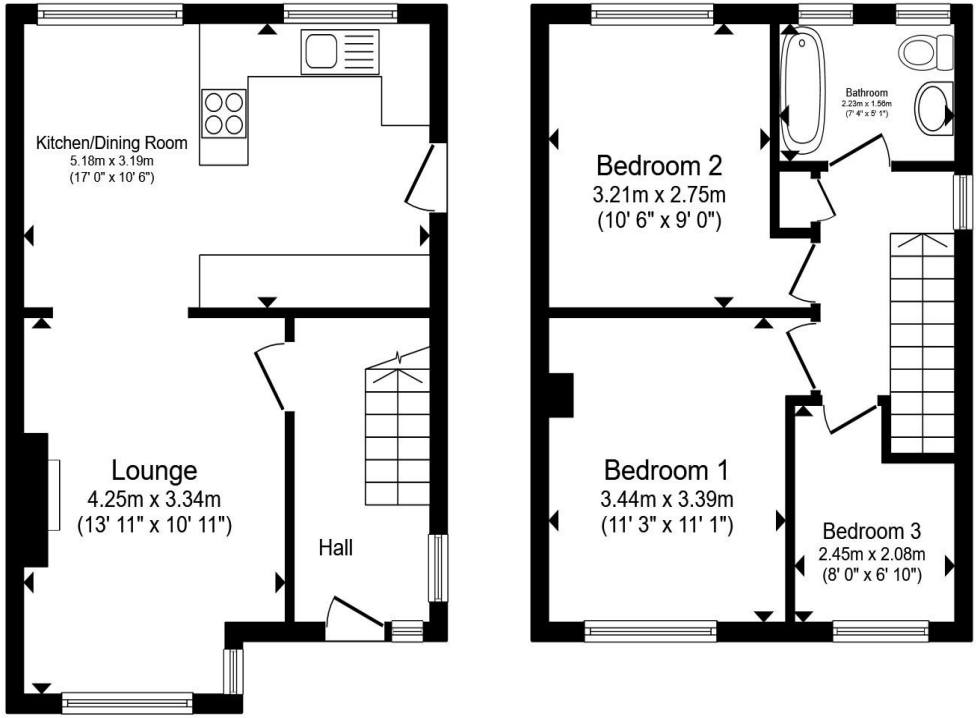
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- SEMI DETACHED, THREE BEDROOMS
- FRONT AND REAR GARDENS
- MODERN DECOR THROUGHOUT - NEWLY FITTED KITCHEN & STUNNING BATHROOM
- POPULAR RESIDENTIAL AREA - CUL-DE-SAC
- NEW INTERNAL DOORS

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£325,000



Total floor area 70.0 m² (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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