

29 COPPICE RISE
HARROGATE
HG1 2DP



NICHOLLS
TYREMAN

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Set on a raised corner plot in Coppice Rise, this detached three bedroom home offers a practical layout and more outside space than is typical for the street

Entrance Hall | Living Room | Dining/Playroom | Kitchen | Conservatory | Utility Room | Cloakroom with wc | Ground Floor Bedroom /Office

Three Bedrooms | Bathroom

Gardens | Off Street Parking

Council Tax: E | Energy Rating: D | Tenure: Freehold

Offers in Excess of £330,000





The ground floor is arranged as three separate reception rooms, so the living space can be split between everyday use, a quieter sitting room and a dining room. A fitted kitchen sits alongside a separate utility, with a cloakroom on this level. There is also a ground floor bedroom, useful for guests, a home office or multi-generational living. A substantial conservatory looks out over the garden and gives an extra room that can be used through the year.

Upstairs there are three further bedrooms and a family bathroom.

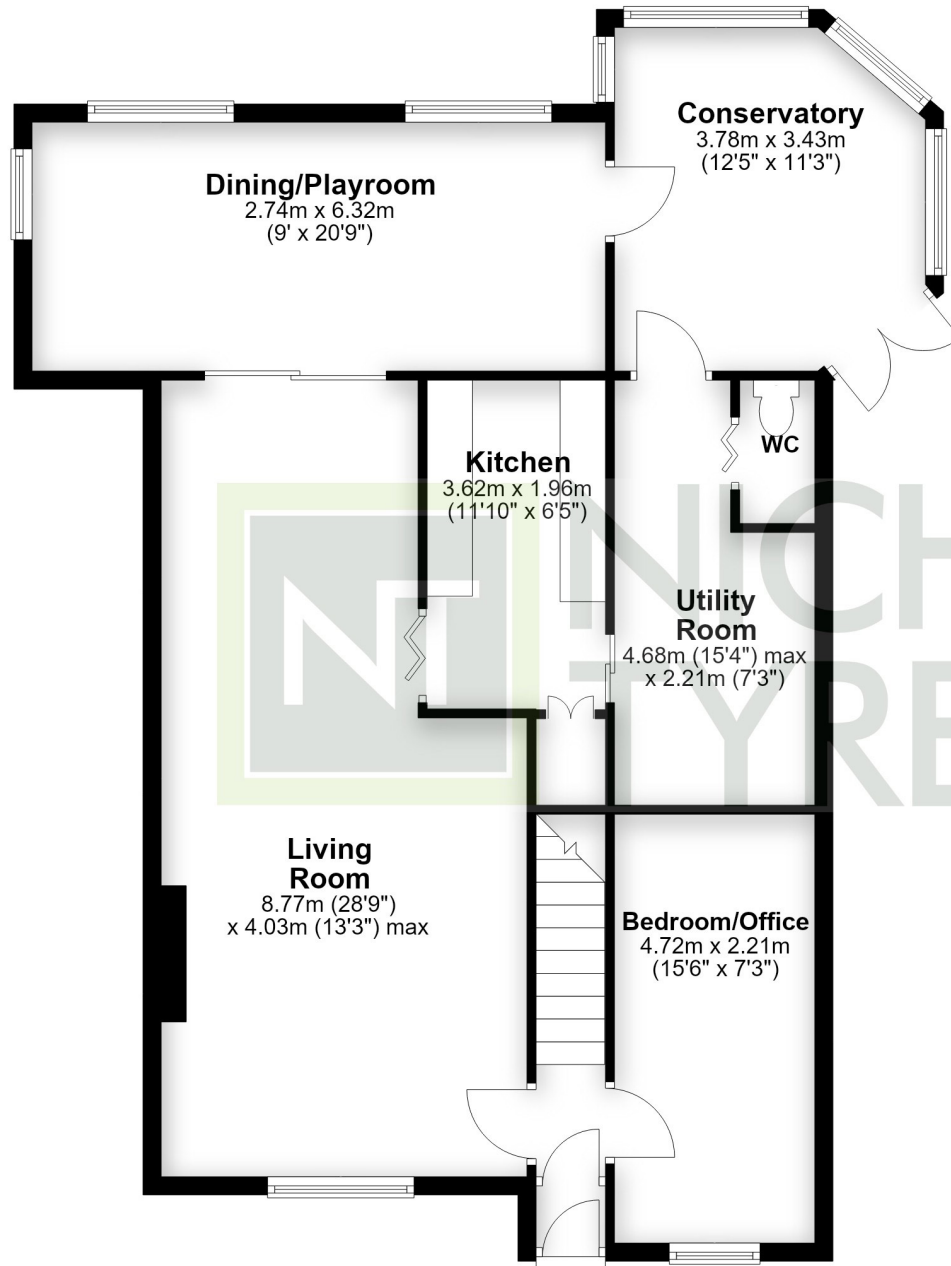
Outside, the gardens wrap around the side and rear of the house. Established planting, borders and raised beds break the plot into several seating areas. At the front, the driveway takes up to three cars and already has an electric vehicle charging point.

Coppice Rise sits in the Coppice Valley area, a short walk from everyday shops, including the Co-op on Coppice Close. St Joseph's Catholic Primary is on the street itself, and Coppice Valley Primary is just around the corner on Knapping Hill. Harrogate town centre and the station are both within about a mile, with regular buses nearby, so the house works well for a family or for someone commuting by train.

A flexible detached home, with proper parking and a garden that gets the sun on more than one side.



Ground Floor



First Floor



Total area: approx. 139.3 sq. metres (1499.1 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
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