



8 Burnside Close, Harrogate

£325,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious four-bedroom semi-detached home with an attractive garden, situated in a desirable and quiet position well served by local amenities and convenient for Harrogate town centre.

This excellent home offers generous and flexible accommodation with a sitting room, large dining kitchen, utility and downstairs WC. There is also an additional reception room, which could serve as a ground-floor bedroom or home office, providing versatile living space. On the first floor there are three good-sized bedrooms and a bathroom. A double driveway provides ample parking for 2 vehicles and there is an attractive rear garden with lawn and patio.

The property is positioned in a quiet location which is well served by excellent local amenities, convenient for Harrogate town centre yet also on the edge of beautiful countryside.

OUTSIDE A double driveway provides ample parking for 2 vehicles. There is an attractive rear south facing garden, which gets the sun throughout the day, with lawn, planted borders and sitting areas. 2 timber garden sheds.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



ACCOMMODATION RECEPTION HALL
With under-stairs cupboard.

SITTING ROOM A spacious reception room with bay window to the front. Fireplace with wood surround.

DINING KITCHEN With a range of fitted wall and base units with space for appliances. Spacious dining area with glazed doors leading to the garden.

FAMILY ROOM / BEDROOM A further reception room or potential ground floor bedroom / home office with fitted cupboards.

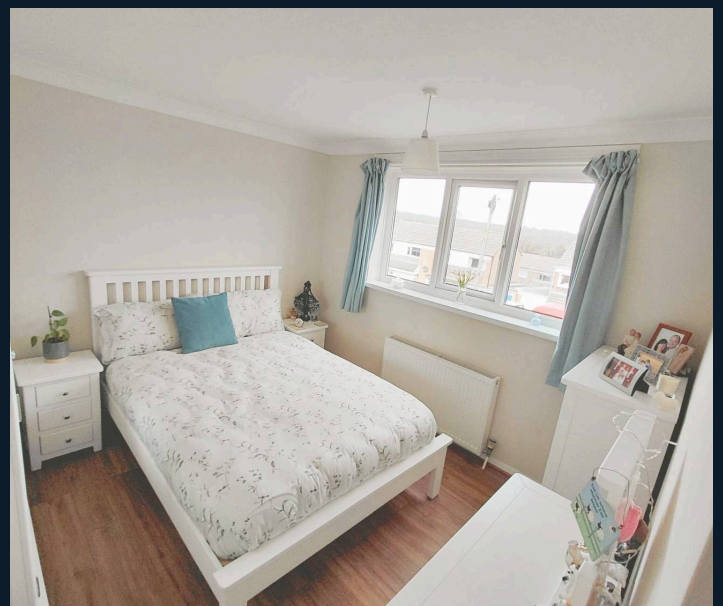
UTILITY ROOM With fitted worktop and sink. Space and plumbing for washing machine and tumble dryer. Door to side.

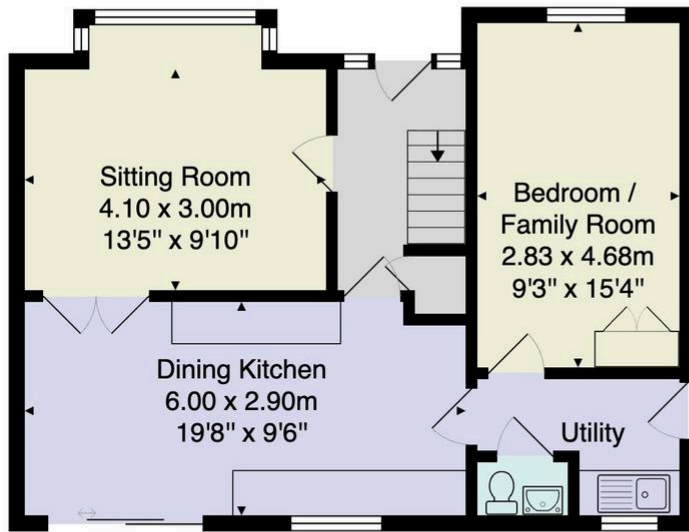
CLOAKROOM With WC and washbasin.

FIRST FLOOR

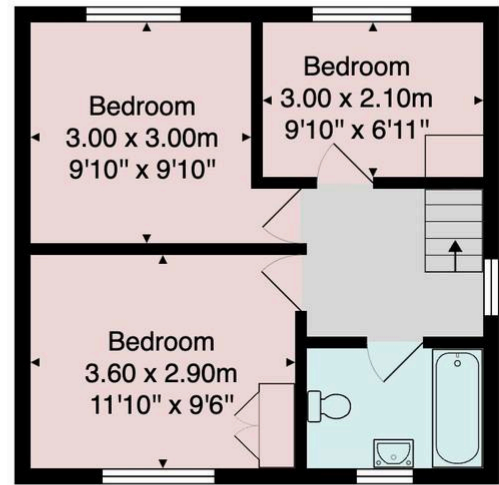
BEDROOMS There are three good-sized bedrooms on the first floor.

BATHROOM A white suite comprising WC, washbasin and bath with shower above. Tiled floor.





Ground Floor



First Floor

Total Area: 94.5 m² ... 1017 ft²

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.

