



33 Plompton Drive, Harrogate

£395,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented four-bedroom semi-detached home with attractive gardens and garage, situated in a popular and convenient location well served by local amenities.

This spacious home provides generous and flexible accommodation arranged over three floors. The ground floor features a welcoming hallway, a bay-fronted sitting room and a dining kitchen with glazed doors leading to the garden. Upstairs there are four good-sized bedrooms, together with a modern bathroom and en-suite shower room. Externally, a driveway provides off-street parking and leads to a single garage. To the rear there is a private and attractive garden with lawn, patio and planted borders providing an excellent outdoor entertaining space. The property is located on a quiet residential street, convenient for Harrogate town centre as well as Knaresborough and the A1(M), and is well served by nearby shops, schools and local amenities.

OUTSIDE

A driveway provides parking and leads to a single garage. To the rear there is an attractive, good-sized garden with lawn, patio and planted borders offering excellent privacy and outdoor entertaining space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR

RECEPTION HALL A welcoming hallway with under-stairs cupboard.

SITTING ROOM A spacious reception room with bay window to the front and fireplace with living flame gas fire.

DINING KITCHEN With space for dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with gas hob, integrated double oven and space for appliances. Under-stairs cupboard with plumbing for washing machine.

FIRST FLOOR

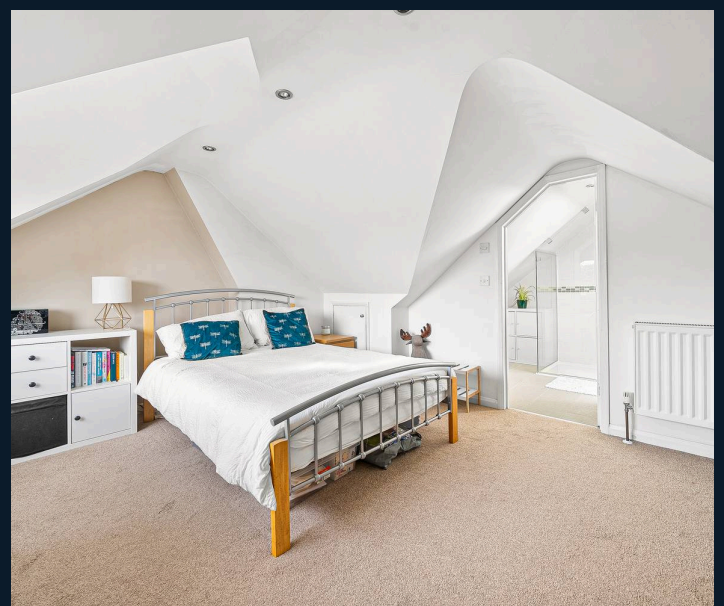
BEDROOMS There are three good-sized bedrooms on the first floor.

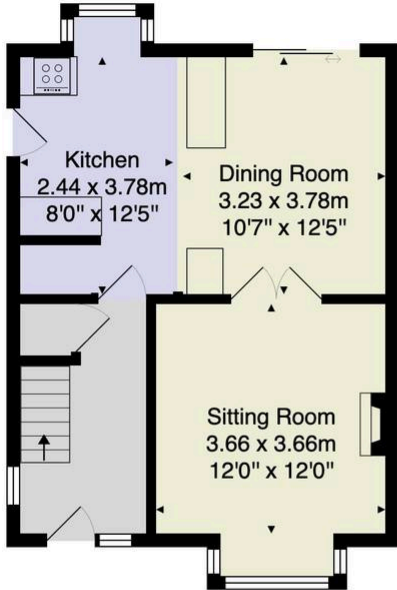
BATHROOM A modern white suite comprising basin and bath with shower above.

SEPARATE WC Fitted with WC and washbasin.

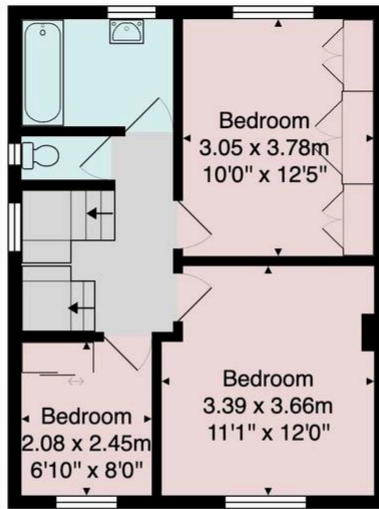
SECOND FLOOR BEDROOM A double bedroom with skylight windows and en-suite shower room.

EN-SUITE A modern white suite comprising WC, basin and shower. Tiled walls and floor.



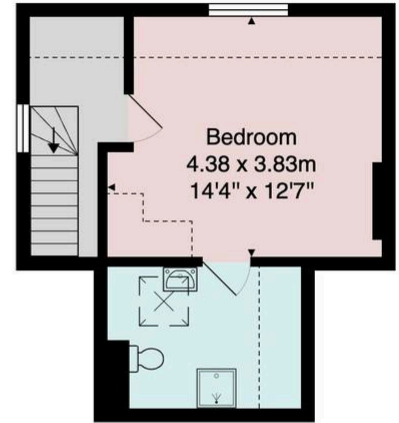


Ground Floor



First Floor

Total Area: 118.0 m² ... 1270 ft²



Second Floor

All measurements are approximate and for display purposes only.

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