



37 Arncliffe Road, Harrogate, North Yorkshire, HG2 8NH

£475,000

Offers Over

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A fantastic opportunity to purchase a stunning refurbished and extended three-bedroom semi-detached property within this sought-after district of Harrogate, well served by excellent local amenities and schooling and just a short walk to the famous Stray.

This super property has been updated, modernised and extended to a very high standard, with new kitchen / bathroom fittings and decoration throughout. The accommodation comprises a spacious hallway which leads to the large living kitchen and sitting room, which has glazed doors leading to the garden. There is also a downstairs WC and utility room. Upstairs, there are three bedrooms and a modern house bathroom. A drive at the front of the property provides off-road parking and to the rear there is a lawned garden with a southwesterly aspect.

The property is situated in this desirable residential district well served by excellent local amenities and schooling, is close to the famous Stray and just a short distance from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under-stairs cupboard, window to side and cloakroom with WC.

LIVING KITCHEN

There is a stunning open-plan living kitchen with windows to rear and glazed doors leading to the garden. The kitchen comprises a range of modern newly fitted wall and base units with worktop and breakfast bar and space for a cooker together with integrated oven and appliances.

SITTING ROOM

A reception room with bay window to front.

UTILITY ROOM

Providing a useful storage base with fitted worktops and sink and space and plumbing for washing machine and tumble dryer. Window to front and door to side.



FIRST FLOOR

BEDROOM 1

A double bedroom with bay window to front.

BEDROOM 2

A double bedroom with bay window to rear.

BEDROOM 3

A further bedroom with window to rear.



BATHROOM

Modern white suite with WC, washbasin set within a vanity unit and bath with shower above. Windows to side and heated towel rail.

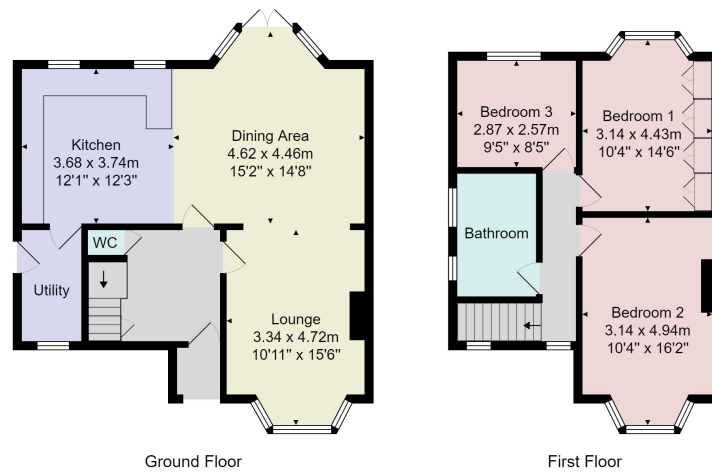
OUTSIDE

To the rear of the property there is an attractive lawned garden together with paved sitting area and shed. A drive to the front of the property provides off-road parking.

Tenure - Freehold

Council Tax Band - D





All measurements are approximate and for display purposes only.
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