



13 Burns Way, Harrogate, North Yorkshire, HG1 3NA

£450,000

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A stunning four-bedroom detached family home with attractive south-facing rear gardens.

This superb home offers extended and flexible living accommodation, which is well presented throughout.

Burns Way is in a very popular and established residential position to the north side of Harrogate, close to open countryside. An internal viewing is strongly recommended to appreciate this superb home.





GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

DINING ROOM / FAMILY ROOM

Window to front, central heating radiator and built-in cupboard.

SITTING ROOM

Bay window to front, central heating radiator and gas fire.

LIVING KITCHEN

A good-sized attractive room with stunning kitchen incorporating extensive range of wall and base units, granite work surfaces. Central island with breakfast bar, built-in oven and extractor canopy. Double doors leading onto the garden. Sitting area with central heating radiator and windows to the rear.

UTILITY ROOM

With plumbing for washing machine. Side entrance door.

CLOAKROOM

Low-flush WC and washbasin. Window to side.

FIRST FLOOR

LANDING

Window to side, central heating radiator and access to roof void.

BEDROOM 1

Window to front, central heating radiator and built-in mirror fronted wardrobe.

EN-SUITE SHOWER ROOM

Corner shower cubicle, low flush WC and washbasin with vanity cupboard below. Window to side and central heating radiator.

BEDROOM 2

Window to front and central heating radiator.

BEDROOM 3

Window to rear, central heating radiator and built-in wardrobe.

BEDROOM 4

Window to rear, central heating radiator and built-in wardrobe.

BATHROOM

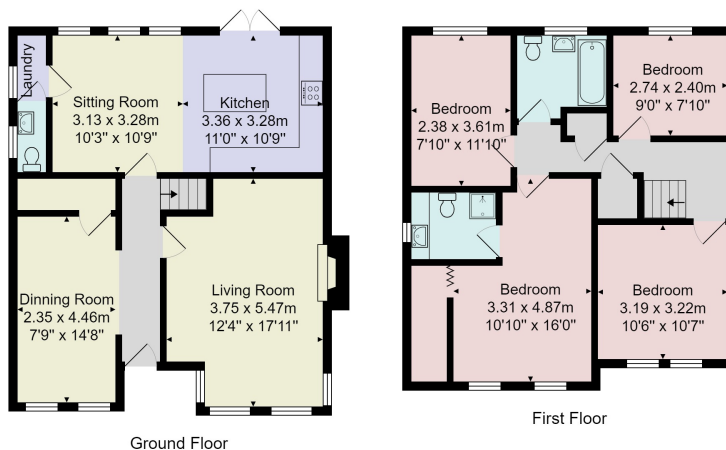
Three-piece white suite, incorporating bath, low flush WC and pedestal washbasin. Window to rear and central heating radiator.

OUTSIDE

Driveway to front. Attractive and private south-facing rear garden with patio, lawned area and planted borders.

Tenure - Freehold

Council Tax Band - E



Total Area: 124.6 m² ... 1342 ft²

All measurements are approximate and for display purposes only.

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