



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

**£450,000**

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

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

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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.

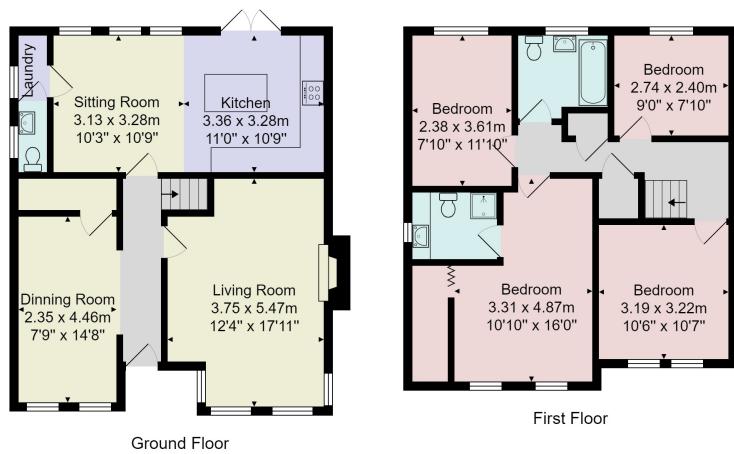
### OUTSIDE

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

**Tenure** - Freehold

**Council Tax Band** - E





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