



46 Meadow Croft, Harrogate, North Yorkshire, HG1 3JY

£280,000

Guide Price

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A superb three-bedroomed semi-detached family home offering immaculately presented accommodation with the benefit of gas central heating and double glazing throughout.

This excellent property also features gardens to front and rear, plus driveway leading to single garage. Popular residential district of Harrogate, well served by local shops and services, whilst also being close to open countryside. Inspection recommended.





GROUND FLOOR

Front door leads to –

ENTRANCE HALL

Double-glazed window to side, central heating radiator, under-stairs storage cupboard and coved ceiling.

LOUNGE

Double-glazed bay window to front, central heating radiator and coved ceiling. Fireplace with elaborate surround, marble inset and hearth with living-flame gas fire.

DINING ROOM

Double-glazed patio doors leading to the rear garden. Central heating radiator, coved ceiling and serving hatch to kitchen.

KITCHEN

Double-glazed bay window to rear and exterior door to side. Fitted base cupboards with working surfaces above, having inset single-drainer double-bowl stainless-steel sink unit, glass splashbacks and matching wall-mounted units. Built-in gas hob with extractor hood above, split-level double oven plus integrated microwave. Integrated fridge and washing machine.



FIRST FLOOR

LANDING

Cupboard houses gas-fired central heating boiler. Double-glazed window to side and coved ceiling.

BEDROOM 1

Double-glazed bay window to front, central heating radiator and extensive range of fitted wardrobes.

BEDROOM 2

Double-glazed window to rear, central heating radiator and coved ceiling.

BEDROOM 3

Double-glazed window to front, central heating radiator, laminate flooring and coved ceiling.



BATHROOM

Two double-glazed windows to rear. Modern suite comprising of vanity unit incorporating wash basin with cupboard below, WC with concealed system, plus panelled bath with shower above and folding shower screen adjacent. Wall-mounted mirror-fronted medicine cabinet, fully tiled walls and central heating radiator.

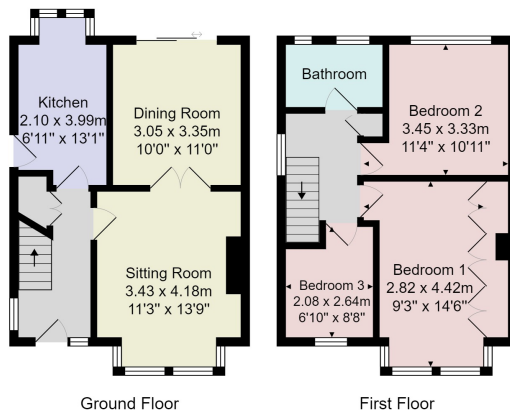
OUTSIDE

Curved lawned garden to front. Resin driveway to front and side provides off-street parking and leads to SINGLE GARAGE (9'10 x 9'1) with power and light. To the rear there is a good-sized garden.

Tenure - Freehold

Council Tax Band - C





Total Area: 78.1 m² ... 841 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.
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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

