



56 Plompton Drive, Harrogate, North Yorkshire, HG2 7DW

**£325,000**



## 56 Plompton Drive, Harrogate, North Yorkshire, HG2 7DW

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A beautifully presented three-bedroom semi-detached property with driveway, garage and attractive garden, enjoying a delightful position with a private aspect to the rear.

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This excellent property provides spacious and very well-presented accommodation comprising two reception rooms, together with a modern fitted kitchen and spacious reception hall. Upstairs, there are three bedrooms and a modern bathroom. A drive provides parking and leads to a single garage, and to the rear of the property there is an attractive garden with private aspect to the rear.

The property is situated in a quiet residential street, situated just off Hookstone Chase, convenient for a range of local amenities, including shops, schools, Starbeck Railway Station and Harrogate and Knaresborough town centres.





## **GROUND FLOOR**

### **RECEPTION HALL**

A large reception hall with fitted cupboards.

### **SITTING ROOM**

A spacious reception room with gas stove.

### **DINING ROOM**

A further reception room with glazed doors leading to the garden.

### **KITCHEN**

A stylish modern kitchen with a range of fitted wall and base units with gas hob and double oven, integrated dishwasher and washing machine. Window overlooking the garden.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes.

### **BEDROOM 2**

A double bedroom with window to front.

### **BEDROOM 3**

A further bedroom.

### **BATHROOM**

A large bathroom with white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.



### **LOFT**

There is a boarded loft which provides useful storage space. There is potential to convert the loft to provide additional accommodation, subject to obtaining the necessary consents.

### **OUTSIDE**

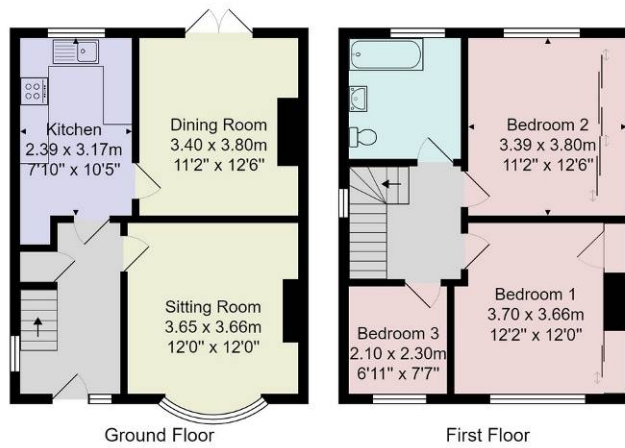
A drive to the front provides parking which leads to a garage. To the rear there is an attractive garden enjoying a private aspect.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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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