



16 Barberry Close, Harrogate, North Yorkshire, HG3 2NZ

**£350,000**

Guide Price



## 16 Barberry Close, Harrogate, North Yorkshire, HG3 2NZ

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A superb three- bedroom bungalow situated in a very attractive cul-de-sac to the north of Harrogate, located on the edge of open countryside.

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Offers well-presented and spacious accommodation with conservatory extension, the property benefits from gas central heating and uPVC double glazing. A particular feature to the bungalow is the delightful rear gardens.







The accommodation comprises:

**L-SHAPED ENTRANCE HALL**

uPVC entrance door to side.  
Access to roof void.

**LIVING/DINING ROOM**

Good sized room with bay window to front.  
Living flame gas fire.

**KITCHEN**

Range of modern wall and base units, integrated appliances, tiled floor, window and door to side.

**BEDROOM 1**

Window to rear. Built in wardrobe.

**BEDROOM 2**

Window to front. Built in wardrobe.

**BEDROOM 3**

Could be used as an office/formal dining room. Double doors to:

**CONSERVATORY**

Tiled floor, windows to three side. Double doors to garden.

**BATHROOM**

Modern tiling. Walk-in shower, washbasin and vanity unit, low-flush WC. Frosted window to side.

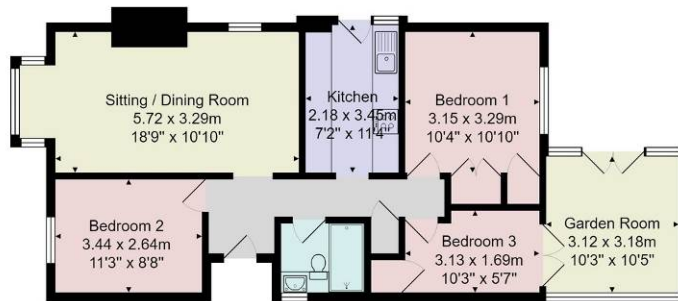
**UTSIDE**

Long driveway leads to single garage. Delightful private rear gardens with patio, shaped lawn and planted borders.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 79.7 m<sup>2</sup> ... 858 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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