



27 Halstead Road, Harrogate, North Yorkshire, HG2 8BP

**£425,000**

Guide Price



## 27 Halstead Road, Harrogate, North Yorkshire, HG2 8BP

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A very spacious and substantially extended three/four-bedroom semi-detached house with an attractive garden, situated a quiet cul-de-sac in this popular and highly convenient location on the south side of Harrogate.

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This beautifully presented family home provides quality accommodation comprising a stunning open-plan, extended dining kitchen with a modern fitted kitchen and patio doors leading to the garden together with separate sitting room and downstairs WC. Upstairs, there are four bedrooms, including a newly converted master suite on the second floor and a modern bathroom.

There is an attractive garden to the rear and a drive provides parking.

The property is located in this sought-after position within catchment of popular primary and secondary schools and well served by excellent local amenities, including the parade of shops along Leeds Road, and within a few minutes' walk of Hornbeam Park railway station.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with a bay window to front and fireplace with living flame gas fire. Wood flooring.

### **CLOAKROOM**

With WC and basin.

### **LIVING KITCHEN**

A stunning, extended living kitchen with sitting and dining areas with windows, skylight windows and glazed doors overlooking the garden. The modern kitchen comprises a range of stylish fitted units with island and breakfast bar and integrated appliances, comprising gas hob, double oven, dishwasher and washing machine.



## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor including two double rooms plus a single room/office/dressing room.

### **BATHROOM**

A modern white suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.



## **SECOND FLOOR**

### **MASTER BEDROOM**

On the second floor, there is a superb master suite with window and skylight windows.

### **STUDY AREA/DRESSING ROOM**

Providing a useful additional space off the bedroom which is currently used as a study area that has potential to be used as a dressing room or to be converted into an ensuite bathroom if required.

### **OUTSIDE**

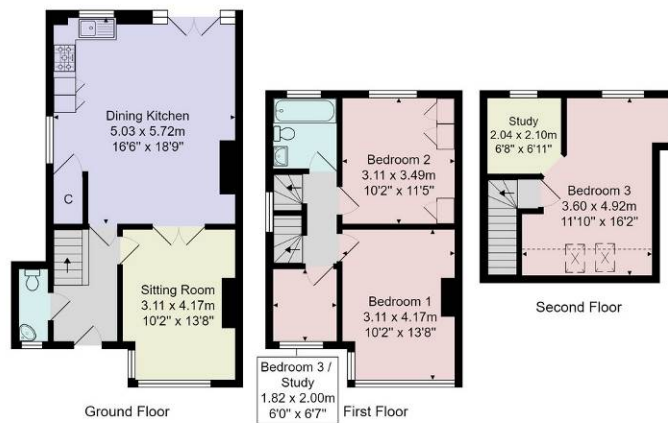
A drive to the front of the property provides parking. To the rear there is a good sized and attractive garden with lawn, well-stocked borders, patio and shed.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 109.4 m<sup>2</sup> ... 1178 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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