



28 Rydal Road, Harrogate, North Yorkshire, HG1 4SQ

£420,000

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A spacious and well-presented three-bedroom semi-detached property which has been extended to provide generous living space with a large garden, situated in a popular and convenient location.

This stylish and impressive family home has been extended and modernised by the current owners to provide generous accommodation comprising spacious reception hall, stunning open-plan living kitchen, together with two separate reception rooms, utility room and downstairs WC. Upstairs, there are three good-sized bedrooms and a modern bathroom. A drive provides parking and to the rear of the property there is a large and attractive garden with lawn and various sitting areas.

This excellent home is situated in a quiet and convenient location, close to the amenities on Knaresborough Road and convenient for Harrogate town centre.

GROUND FLOOR RECEPTION HALL

A spacious reception hall with window.





SITTING ROOM

A good-sized reception room with bay window and feature fireplace with open fire.

FAMILY ROOM

Further reception room with glazed doors, leading to the garden. Wood-burning stove.

DINING KITCHEN

A large open-plan kitchen and dining area with windows overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob, integrated double oven, integrated fridge and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for appliances. Built-In cupboard. Exterior door to side.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor.



LOFT

There is access to a boarded loft via a pull-down ladder, providing useful storage space.

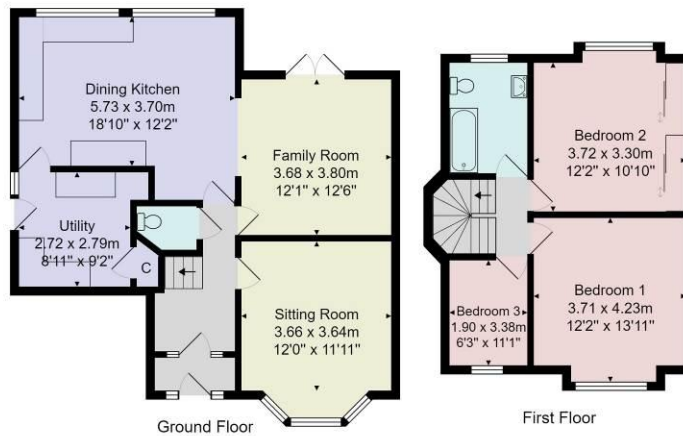
OUTSIDE

The property occupies a large plot, having an attractive rear garden with lawn, decked sitting areas, raised beds, pond and barbecue area with built-in pizza oven. A gazebo provides a covered sitting area with power and electric heating. There is also a garden shed and log store. A drive to the front provides off road parking.

Tenure - Freehold

Council Tax Band - C





Total Area: 114.7 m² ... 1235 ft²

All measurements are approximate and for display purposes only.

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