

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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4 Coppice Way, Harrogate, North Yorkshire, HG1 2DQ

£260,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
1921

## 4 Coppice Way, Harrogate, North Yorkshire, HG1 2DQ

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A three-bedroom detached house with garage, garden, and attractive views, situated in this convenient location well served by local amenities and close to Harrogate to town centre.

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This super property provides generous accommodation, but now offers buyers the opportunity to update and modernise the house to suit their own requirements. On the ground floor, there are two reception rooms together with a kitchen and upstairs there are three bedrooms and a bathroom with separate WC. A driveway to the front provides parking and leads to an integral garage with electric door, and to the rear of the property there is a garden with lawn and sitting area enjoying an open aspect to the rear over the adjoining field.

Coppice Way is a quiet residential address, well served by nearby local amenities and is just a short distance from Harrogate to town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window overlooking the garden and further windows to side. Fireplace with gas fire. Double doors lead to the dining room.

### **DINING ROOM**

A further reception room providing a dining area with a window overlooking the garden.

### **KITCHEN**

With a range of fitted units and space for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three bedrooms on the first floor with the larger two bedrooms having windows to the rear and enjoying attractive long-distance views.

### **BATHROOM**

With basin and bath with shower above.

### **SEPARATE WC**

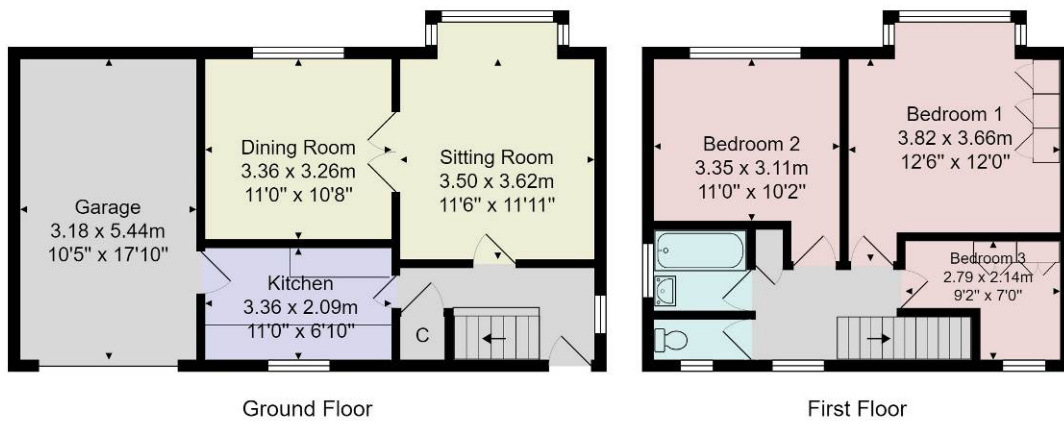
### **OUTSIDE**

A driveway provides parking and leads to an integral garage with electric door. To the rear of the property there is a garden with lawn and sitting areas with open aspect to the rear over adjoining field with views beyond.

**Tenure** - Freehold

**Council Tax Band** - D





Ground Floor

First Floor

Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup>

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

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