



VERITY
FREARSON

16 WAYSIDE AVENUE, HARROGATE, HG2 8NL

OFFERS OVER £500,000

16 WAYSIDE AVENUE,

Harrogate, HG2 8NL

A beautifully presented and spacious three bedroomed semi-detached house with an attractive and good sized garden with garden office and double width driveway, situated in this popular location close to excellent schooling.

This impressive family home provides high quality accommodation, comprising three reception rooms together with a stylish fitted kitchen, downstairs WC and three good sized bedrooms and modern bathroom.

A particular feature of the property is the large garden which has lawn and patio with well-stocked borders. A double width drive provides parking to the front and in the garden there is a garden office which provides an excellent work from home space.

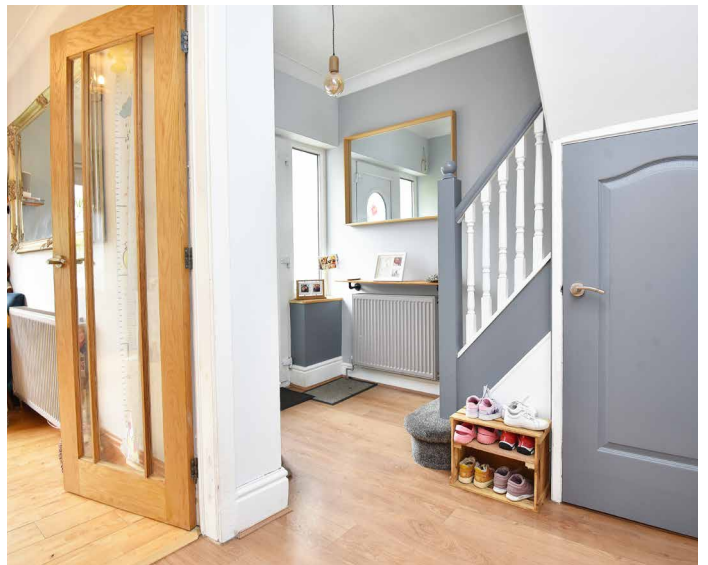


Sitting Room · Dining/Family Room · Playroom · Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · Garden · Garden Office







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large reception room with space for sitting and dining areas with glazed doors leading to the garden.

DINING/FAMILY ROOM

A further reception room with bay window to front.

PLAYROOM

A further reception room with doors to the front and rear. Utility cupboard with space and plumbing for washing machine and tumble dryer.

KITCHEN

With a range of fitted modern wall and base units with worktop and breakfast bar. Integrated induction hob, oven and microwave, fridge/freezer and dishwasher. Windows and glazed door, overlook the garden.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window.

BEDROOM 2

A further double bedroom with fitted wardrobes.

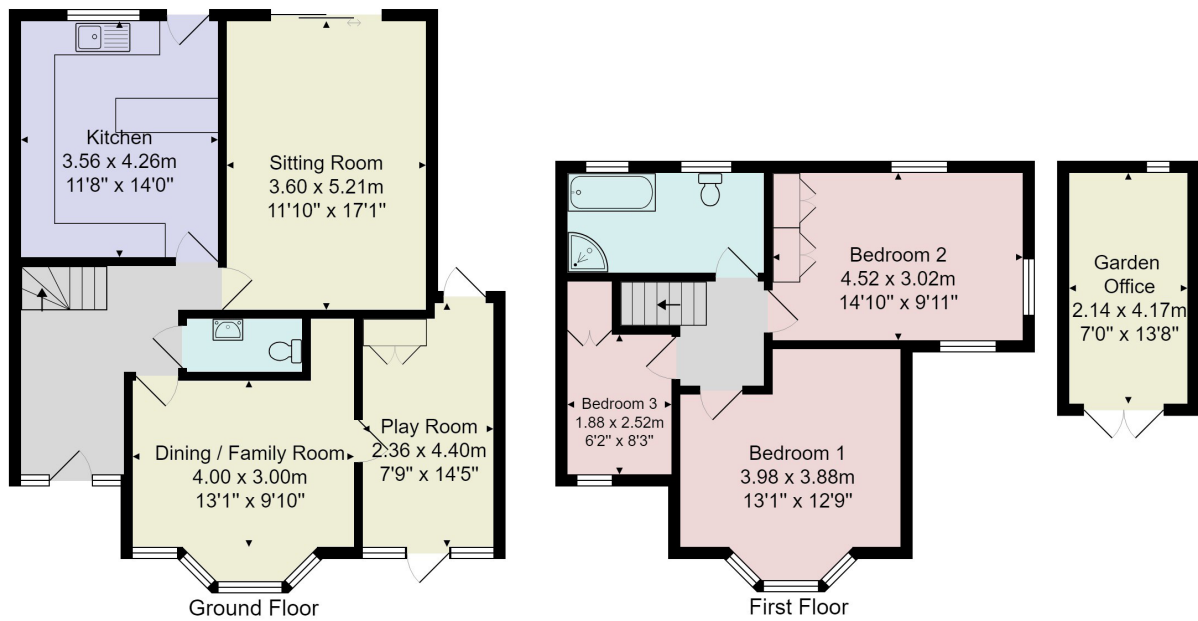
BEDROOM 3

A further bedroom.

BATHROOM

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

FLOOR PLAN



Total Area: 118.9 m² ... 1279 ft² (excluding garden office)

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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Outside

A double width drive to the front, provides parking and has an electric vehicle charging point. The property occupies a larger than average plot and has an attractive and good sized garden with lawn, well-stocked, planted borders, patio and play area with artificial grass. Timber garden shed and greenhouse.

Garden Office

There is a garden office which provides an excellent work from home space with light, power and Wi-Fi connection.

Position

The property is situated in this ever popular location, close to excellent local amenities, which include popular schooling, local shops, Hornbeam Park railway station, and the Harrogate Stray.

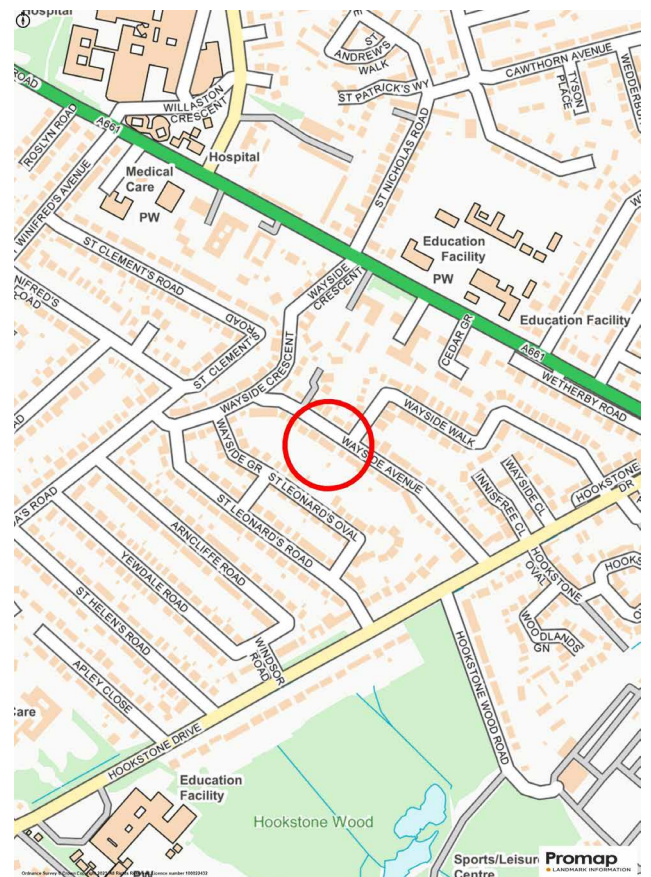
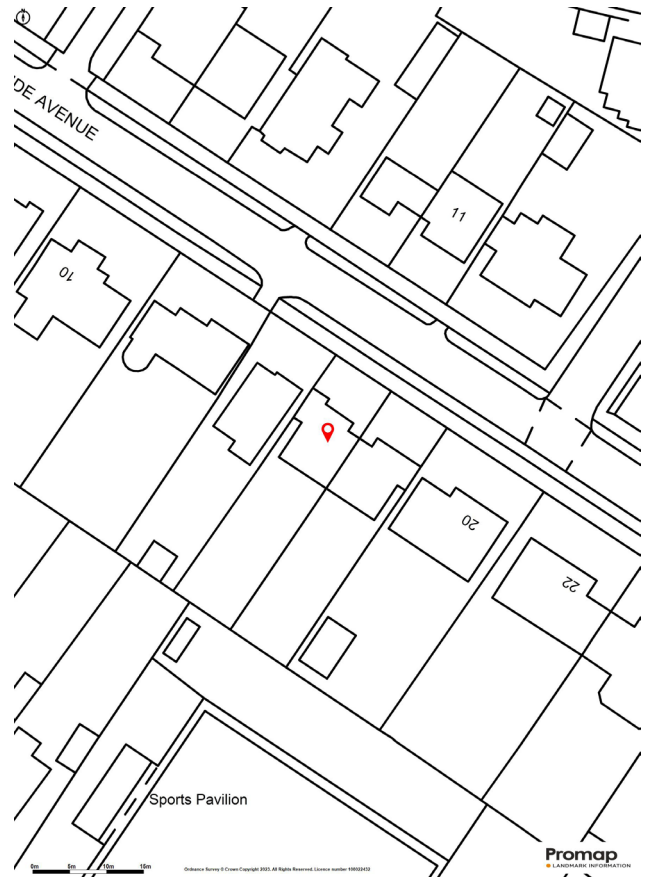
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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