



10 Laverton Gardens, Harrogate, North Yorkshire, HG3 2XR

**£425,000**

Offers Over

# 10 Laverton Gardens, Harrogate, North Yorkshire, HG3 2XR

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A superb four bedroomed property offering spacious accommodation over two floors, with extensive parking for multiple vehicles, garage and large garden to the rear.

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The property enjoys a particularly attractive position adjoining Oakdale Golf Course, close to local schools, shops and parkland with the additional benefit to being close to bus and transport links to Harrogate and surrounding towns and cities. Offered for sale with no chain.

## **GROUND FLOOR**

Front uPVC door leading to:







#### **HALLWAY**

With radiator to side and stairs to first floor.

#### **DOWNSTAIRS WC**

With double glazed window to front, low level WC and wall mounted wash hand basin. With half tiled walls and radiator to side.

#### **RECEPTION ROOM**

With two sets of French doors leading to rear garden, two radiators and under stairs storage cupboard.

#### **RECEPTION ROOM 2**

With painted French doors, double glazed windows to front, radiator, corner shelving and an Adams style feature fireplace with marble hearth and electric fire.

#### **KITCHEN**

With double glazed windows to rear, glazed uPVC back door, ceramic 1 ½ bowl sink with chrome mixer taps, wooden farmhouse style country kitchen style wall and base units, integrated fridge freezer, under counter oven, ceramic four ring hob, integrated extractor hood, radiator and wood effect laminate flooring.

#### **LANDING**

With loft hatch with access to the roof void which is boarded and has lighting. Over stairs storage cupboard.

#### **BEDROOM 1**

With double glazed windows to front and rear and Velux window, radiator, built in wardrobes, pedestal wash hand basin, panelled corner bath and Gainsborough overhead shower.

#### **BEDROOM 2**

With double glazed windows to front, radiator and built in wardrobes.

#### **EN SUITE**

With wall mounted wash hand basin, shower cubicle with electric Mira shower.

#### **BEDROOM 3**

With double glazed window to rear, radiator and built in wardrobe.

#### **BEDROOM 4**

With double glazed window to rear, radiator and cupboard containing boiler.

#### **BATHROOM**

With double glazed window to front, radiator, pedestal wash hand basin, low level WC, panelled bath with chrome mixer taps and shower above.

#### **OUTSIDE**

With parking for multiple vehicles, flowering shrubs, wooden gate for access to rear and rockery to the front of the property. With large patio and recreational area, gardens laid to lawn, gate to rear, and fenced and hedged borders. GARAGE (17'06"x8'10" plus recess) with electric up and over door, plumbing for washing machine and space for tumble dryer.

#### **AGENTS NOTE**

The property benefits from newly installed Vaillant gas central heating boiler.

**Tenure** - Freehold

**Council Tax Band** - D





