



59 Jesmond Road, Harrogate, North Yorkshire, HG1 4SA

£300,000

Offers Over

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A three bedroomed semi-detached property with a modern open plan dining kitchen, good sized garden and garden office, situated in a quiet and convenient location.

The accommodation comprises a spacious hall which leads to the sitting room, cloakroom and the stunning open plan dining kitchen. There is also a conservatory extension, providing an additional sitting area overlooking the garden.

Upstairs there are three good size bedrooms together with a house bathroom.

A drive provides parking and leads to a garage /store and there is a useful garden office/studio. There is a large rear garden with lawn and patio.

The property is situated in this convenient location well served by excellent local communities along Knaresborough Road and is just a short distance from the Stray and Harrogate town centre.

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and fireplace with electric fire.





CLOAKROOM

With WC and basin.

DINING KITCHEN

With spacious dining area and glazed doors leading to a conservatory. The modern fitted kitchen comprises a range of stylish wall and base units with worktop and breakfast bar. Electric hob, double oven, integrated fridge/freezer and dishwasher.

CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden.

FIRST FLOOR

BEDROOMS

There are three good sized bedrooms on the first floor.

BATHROOM

With WC, basin and bath with hand shower fitting.

OUTSIDE

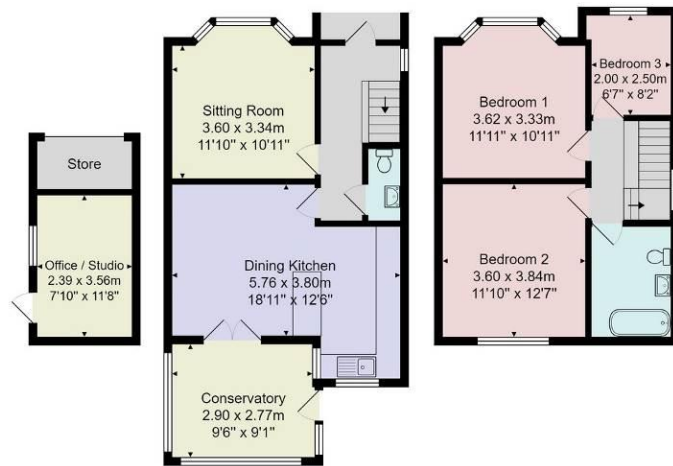
A driveway provides parking and leads to a garage/store which has space and plumbing for a washing machine and tumble dryer. The garage has been partially converted to provide a useful garden office/studio.

To the rear of the property there is a large and attractive garden with lawn, paved sitting area and timber garden shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 102.8 m² ... 1106 ft² (excluding office / studio, store)

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

26 Albert Street, Harrogate, North
Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
100	A		
75	B		
50	C		
25	D		
10	E		
5	F		
1	G		

Energy Efficiency Rating: 80 (Current), 80 (Potential)

England & Wales

EU Directive 2002/91/EC

9501 2 040 2014