



8 Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED

£250,000

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A spacious and beautifully presented three-bedroom semi-detached house occupying a generous plot with driveway, carport and gardens.

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This excellent home has been modernised to a high standard by the current owners in recent years, and provides well-proportioned accommodation comprising a large sitting room, stylish dining kitchen and useful utility room, together with three good-sized bedrooms and modern bathroom.

The property is situated on a quiet cul-de-sac just off Bachelor Gardens, close to the excellent shops and services of Bilton whilst being near to beautiful open countryside and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A large reception room with windows to front and rear.

### **DINING KITCHEN**

With spacious dining area. There is a modern fitted kitchen with a range of wall and base units with induction hob, integrated oven and space for appliances.

### **UTILITY ROOM**

Providing a useful storage space with plumbing for appliances.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor, each with fitted wardrobes and storage.

### **BATHROOM**

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

### **SEPARATE WC**

### **OUTSIDE**

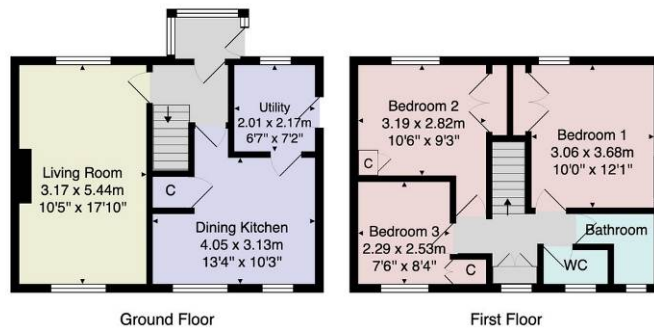
A driveway provides parking and leads to a carport. There is an attractive rear garden, providing a paved sitting area and entertaining space and a useful garden shed. There is a further front garden with a lawn and artificial grass.



**Tenure** - Freehold

**Council Tax Band** - B





**Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>**  
 All measurements are approximate and for display purposes only.  
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