



**3 Winksley Grove, Harrogate, North Yorkshire, HG3 2SZ**

**£375,000**

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A spacious and well-presented four-bedroom link detached family home, situated in a quiet position yet convenient for local amenities and Harrogate town centre.

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This excellent property provides generous, living accommodation, comprising a dining kitchen, spacious reception room and downstairs WC, together with four good-sized bedrooms, a modern bathroom and ensuite shower room. There is an attractive garden, which has a lawn, planted borders and patios, as well as a driveway and single garage.

This excellent family home is situated in a quiet and convenient location well served by excellent local amenities and a short distance from Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with feature fireplace and living-flame gas fire. Windows to front and rear overlooking the garden.

### **DINING KITCHEN**

With a range of fitted units including larder cupboard and access to under stairs storage area. Fitted worktop and breakfast bar. Integrated appliances include electric hob, integrated oven, fridge / freezer and dishwasher. Dining area and windows to the front and rear.

### **CLOAKROOM**

With WC and basin.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted wardrobes and en-suite shower.

### **EN-SUITE SHOWER**

With basin and shower. Tiled walls and floor.

### **BEDROOM 2**

A double bedroom with fitted wardrobes and large cupboard.

### **BEDROOM 3**

A double bedroom.

### **BEDROOM 4**

A further bedroom.

### **BATHROOM**

A white modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Vanity unit with mirror and light.

### **LOFT**

There is a loft, which is part boarded and has a light, accessed via a pull-down ladder.

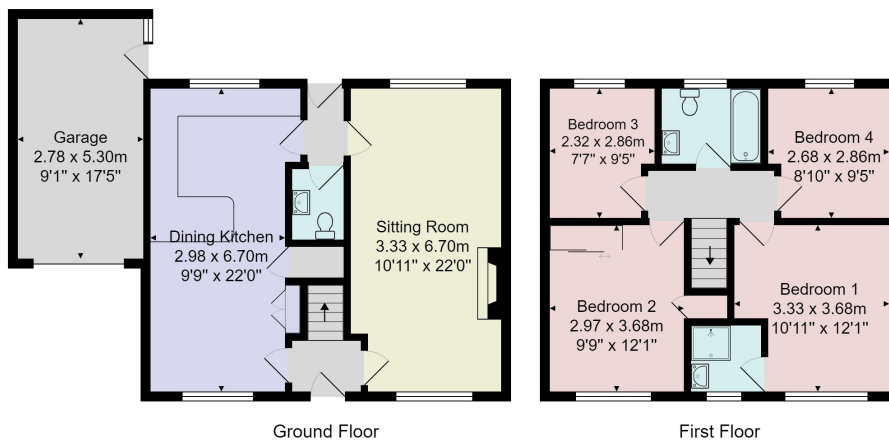
### **OUTSIDE**

A drive provides parking and leads to a garage which has light and power and plumbing for a washing machine. There is an attractive rear garden with lawn, planted borders and patio.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 117.8 m<sup>2</sup> ... 1268 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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