



3 Wayside Grove, Harrogate, North Yorkshire, HG2 8NR

£450,000

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A beautifully presented three-bedroom semi-detached house with extended living space and a good sized garden, situated in this desirable position within the "Saints" area of Harrogate.

This beautifully presented home been extended and has the benefit of a stunning open-plan, kitchen and living area, together with a separate sitting room, three bedrooms and modern bathroom. To the rear of the property there is a very good-sized garden with lawn and paved sitting areas and a driveway provides ample parking and leads to a garage.

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





GROUND FLOOR ENTRANCE HALL

LIVING ROOM

A spacious reception room with bay window to front.

LIVING KITCHEN

A stunning open-plan living space with glazed doors leading to the garden with sitting and dining areas. The kitchen comprises a modern range of fitted units with gas hob, integrated double oven and appliances.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor, each with fitted wardrobes.

BATHROOM

A white modern suite comprising WC, washbasin, shower and bath.

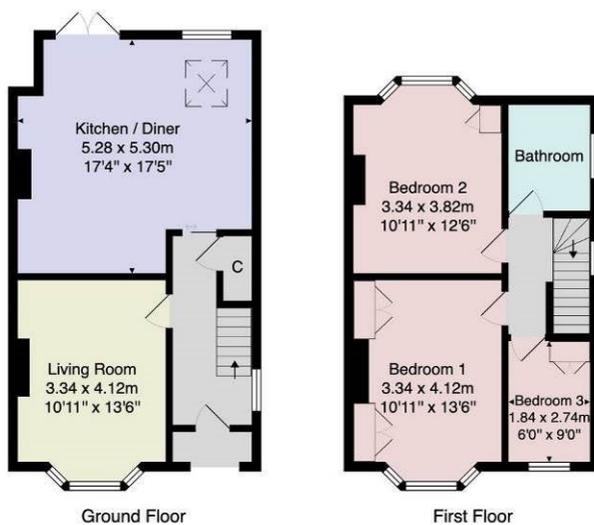
OUTSIDE

A driveway provides ample parking and leads to a detached garage. To the rear of the property there is a good-sized garden with lawn and paved sitting areas.

Tenure - Freehold

Council Tax Band - D





Total Area: 85.7 m² ... 922 ft²

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

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Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(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			