



33 Rydal Road, Harrogate, North Yorkshire, HG1 4SD

£400,000

Offers Over

33 Rydal Road, Harrogate, North Yorkshire, HG1 4SD

A stunning and skilfully extended four / five-bedroom semi-detached dormer bungalow with garden room / annexe with en-suite.

The property has been comprehensively refurbished in recent years to now provide impressive and well-presented accommodation including a large open-plan dining kitchen, spacious sitting room, utility room, four bedrooms and modern house bathroom. The property occupies a good-sized plot, with a driveway and attractive lawned garden. There is a versatile and good-quality garden annexe room, which provides additional self-contained accommodation with garden room and en-suite shower room.

Rydal Road is a quiet position in a convenient location well served by the local shops and services of Knaresborough Road and also within easy travelling distance of Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

Window to front, central heating radiator and wood burning stove. Opens to -

DINING ROOM

Opens to -

LIVING KITCHEN

A spacious open-plan dining kitchen with a range of modern wall and base units. Induction hob and integrated dishwasher. Integrated electric oven. Space for dining area. Window to rear and bi-folding doors leading to the rear garden.

UTILITY ROOM

Wall and base units, plumbing for washing machine, central heating radiator and window to side.

BEDROOM 1

A double bedroom with window to front and central heating radiator.

BEDROOM 2

A double bedroom with window to side and central heating radiator.

BATHROOM

White suite comprising low-flush WC, washbasin and walk-in shower. Central heating radiator.

STUDY

Window to side, central heating radiator. Glass panelled staircase leads to -

LANDING

Central heating radiator with cupboard housing the gas-fired "combi" boiler and access to eaves storage.

BATHROOM

White suite comprising low-flush WC, washbasin and shower. Window to side and central heating radiator.

BEDROOM 3

A bedroom with window to rear, central heating radiator. Fitted wardrobes.

BEDROOM 4

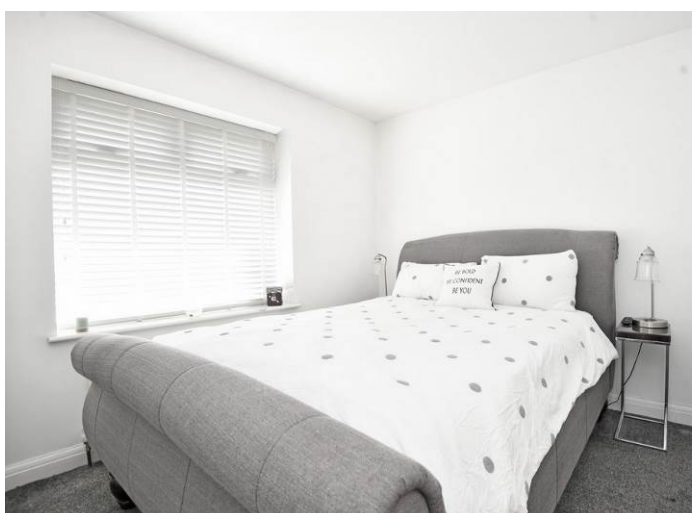
A double bedroom with window to rear. Central heating radiator and built-in storage. Fitted wardrobes.

OUTSIDE

Driveway provides off-street parking. To the rear is a good-sized lawned garden with paved sitting area. Garden office / annexe providing useful additional accommodation with en-suite shower room.

Tenure - Freehold

Council Tax Band - C





Total Area: 126.9 m² ... 1366 ft² (excluding garden room / annex, ensuite)
 All measurements are approximate and for display purposes only.
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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		83
(69-80)	C		
(55-68)	D	61	
(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			