



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

£340,000

Offers In The Region Of

## 55 Rydal Road, Harrogate, North Yorkshire, HG1 4SD

---

A well-presented traditional three-bedroom semi-detached house enjoying an attractive corner plot position in this well-regarded area just off Knaresborough Road.

---

The property is presented to a good standard and provides good-sized accommodation, having an open-plan dining kitchen plus separate sitting room, large hallway, utility room extension with cloakroom, and access to the integral garage. On the first floor there are three bedrooms and a modern house bathroom. The property has a resin driveway which provides parking, an integral single garage, and enclosed garden to the rear.

The property is well placed close to excellent amenities and within walking distance of Starbeck railway station.





## **GROUND FLOOR**

### **RECEPTION HALL**

A spacious reception hall with glazed door to front and window to front. Oak-and-glass staircase leads to the first floor. Under-stairs cupboard.

### **SITTING ROOM**

A spacious reception room with window to front.

### **DINING KITCHEN**

With a spacious dining area and window and glazed patio doors overlooking the garden. Fitted kitchen with range of wall and base units. Gas hob and integrated electric oven. Integrated fridge and dishwasher.



### **UTILITY ROOM**

A useful space with fitted units, sink and plumbing for washing machine. Window to front and doors to front and rear.

### **CLOAKROOM**

With WC and washbasin. Window to front.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front. Bespoke hand-made fitted wardrobes.

### **BEDROOM 2**

A further double bedroom with window to rear. Bespoke hand-made fitted wardrobe.

### **BEDROOM 3**

A further bedroom currently used as a study with window to front. Bespoke hand-made fitted cupboards and drawers.



### **BATHROOM**

A modern white suite with WC, washbasin set within a vanity unit, bath and separate shower. Window to rear. Heated towel rail.

### **OUTSIDE**

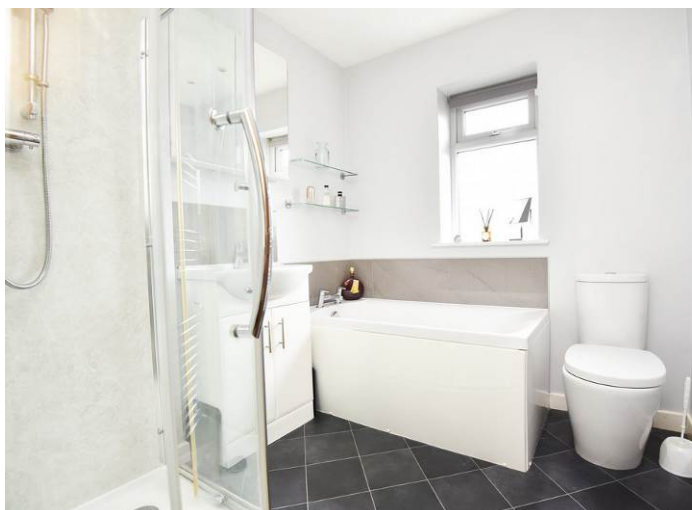
A resin driveway provides off-road parking to the front and leads to an integral garage with light and power. To the rear is an attractive garden with sitting area and large bespoke shed. Artificial grass to front and rear.

### **AGENT'S NOTE**

The property has the benefit of a modern air-sourced heat pump.

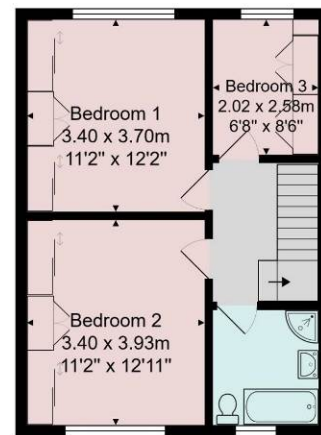
**Tenure** - Freehold

**Council Tax Band** - C





Ground Floor



First Floor

Total Area: 116.4 m<sup>2</sup> ... 1252 ft<sup>2</sup>

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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	74
(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	
<small>WWW.EPC4U.COM</small>			