



27 Nightingale Drive, Harrogate, North Yorkshire, HG1 4NJ

£300,000

Offers Over



## 27 Nightingale Drive, Harrogate, North Yorkshire, HG1 4NJ

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A beautifully presented three-bedroom modern town house providing generous accommodation with driveway, store and attractive garden, situated in this convenient location well served by local amenities.

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This impressive property has been much improved by the current owner to provide well-presented and generous accommodation. On the first floor there is a large open-plan reception room which leads to a modern kitchen with dining area. There are three bedrooms, including two which have en-suite shower rooms, and a modern bathroom. The versatile accommodation will suit a variety of purchasers as the ground-floor bedroom could also be used as an additional reception room if required, with direct access to the garden. A driveway provides parking and leads to the garage / store. To the rear of the property there is a most attractive garden providing excellent outdoor entertaining space and well-stocked planted borders.

The property forms part of this popular modern development located just off Knaresborough Road, within easy walking distance of a range of excellent amenities, railway station, and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **RECEPTION HALL**

Utility cupboard with plumbing for washing machine.

### **LIVING ROOM / BEDROOM 3**

A further reception room or bedroom with glazed sliding doors leading to the garden.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower. Heated towel rail.

## **FIRST FLOOR**

### **SITTING ROOM**

A spacious L-shaped reception room with feature fireplace with electric fire. Open plan to –

### **DINING KITCHEN**

With dining area and windows to the rear. The kitchen comprises a range of modern fitted units with granite worktops. Electric hob, integrated double oven, fridge / freezer and dishwasher.

## **SECOND FLOOR**

### **BEDROOM 2**

A double bedroom.

### **BATHROOM**

A white modern suite comprising WC, washbasin set with a new vanity unit, and large walk-in shower. Heated towel rail.

### **BEDROOM 1**

A double bedroom with en-suite shower room.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin and large shower. Heated towel rail.

## **OUTSIDE**

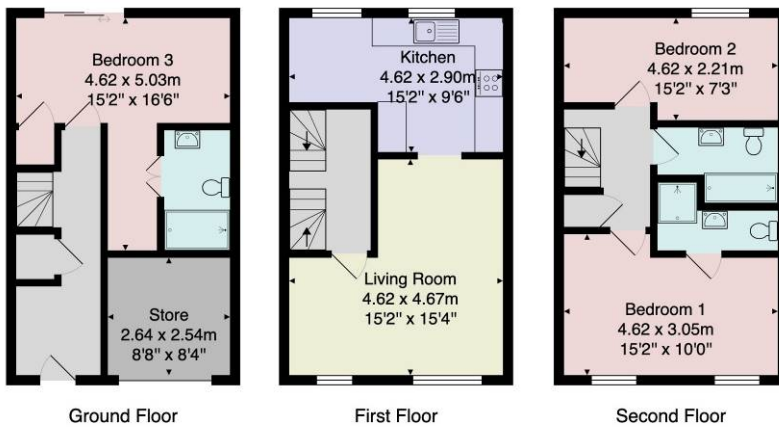
A drive provides parking and leads to an integral garage / store with light and power. To the rear of the property, there is a most attractive garden with well-stocked planted borders and decking.

**Tenure** - Freehold

**Council Tax Band** - E







Total Area: 99.6 m<sup>2</sup> ... 1072 ft<sup>2</sup> (excluding store)  
 All measurements are approximate and for display purposes only.  
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