



4 Bryony Way, Harrogate, North Yorkshire, HG3 2UH

£275,000

Guide Price

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A spacious and very well-presented three-bedroom semi-detached house with garage and attractive garden, situated in this quiet and convenient location close to Harrogate town centre.

This excellent property has been updated by the current owners and provides very well-presented accommodation comprising a large sitting / dining room, together with modern kitchen, conservatory extension and an additional room which is currently used as a utility room with access to the integral garage. Upstairs, there are three good-size bedrooms and a modern house bathroom. To the rear of the property there is an attractive garden and a driveway provides off road parking.

The property is situated on a quiet residential street, close to local amenities and just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING / DINING ROOM

A large reception room with sitting and dining areas. Window to rear and glazed door leads to the conservatory. Under-stairs cupboard.

KITCHEN

With a modern range of wall and base units without worktop, electric hob and oven. Space and plumbing for appliances and window to front.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.



UTILITY ROOM

A useful utility room and storage area with potential to be used for a variety of purposes including a potential office. Plumbing for washing machine and window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further double bedroom with window to rear.

BEDROOM 3

A further bedroom with window to rear.



BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Window to front and heated towel rail.

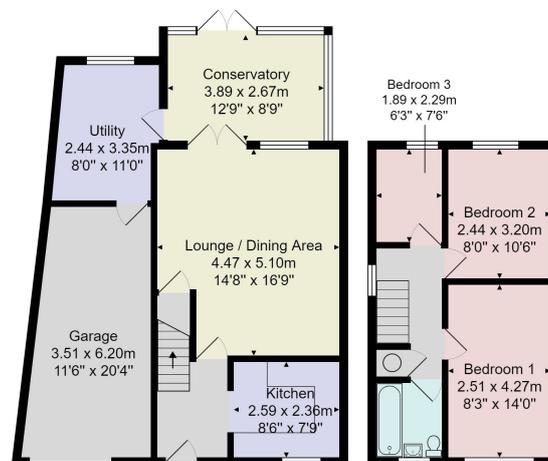
OUTSIDE

A driveway provides off-road parking and leads to an **INTEGRAL GARAGE**. To the rear of the property there is an attractive lawned garden with paved sitting area and planted borders.

Tenure - Freehold

Council Tax Band - C





Total Area: 105.0 m² ... 1130 ft²

All measurements are approximate and for display purposes only.
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