



WAYSIDE CLOSE, HARROGATE HG2

NORTH  
RESIDENTIAL

# A beautifully presented family home within level walking distance to Harrogate.

Situated in the popular and sought after 'Saints' area of Harrogate within level distance of renowned primary and secondary schools, The Stray, Hornbeam Park train station and the town centre of Harrogate – offer a fantastic lifestyle for a variety of buyers.

Having been cleverly extended and beautifully renovated the property offers light and spacious accommodation over two floors with plantation shutters throughout.



**Tenure**  
Freehold

**Local Authority**  
NYCC

**Council Tax Band**  
Band E



# Property Description

In brief the property comprises; a warm and welcoming entrance hall with w/c.

To the left of the hallway is a generous lounge with feature fireplace and working gas fire.

To the rear of the ground floor is a cleverly extended dining kitchen with integrated appliances, a cosy space to relax and plenty of room for a large dining table. A set of french doors lead out to the privately enclosed garden.

To the first floor is a master bedroom with a full wall of built in wardrobes, a further large double bedroom, a small bedroom and a tiled house bathroom.

Outside, the property is fronted by a paved driveway with parking for numerous cars and a small, gravelled area with potted plants.

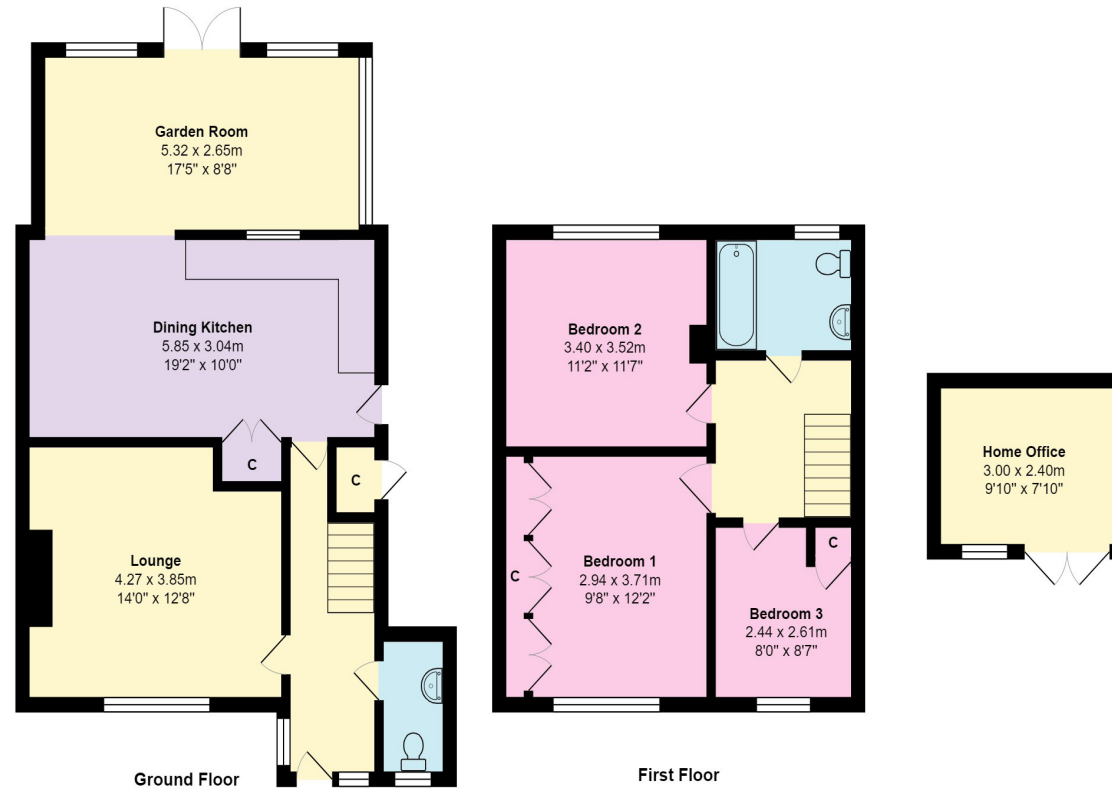
To the rear of the property is a fantastic private garden with perfectly placed patio seating – this garden is a perfect space for friends and family to enjoy.

There is also a high-quality oak framed garden room with french doors – this fantastic addition to the home could be used for a variety of purposes including home office, gym, studio and playroom.

## Services

We are advised the property has all main services. Gas fired central heating.





Total Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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