

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



24 Coniston Road, Harrogate, North Yorkshire, HG1 4SL

£250,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

24 Coniston Road, Harrogate, North Yorkshire, HG1 4SL

A spacious semi-detached 2/3 bed roomed property, with garage and good sized garden, situated in this quiet and convenient location.

The generous accommodation comprises a super open plan kitchen and dining area together with a conservatory extension and separate sitting room. Upstairs, there are two bedrooms on the first floor, including the main bedroom with dressing room and a bathroom. On the second floor, there is a useful attic room. A driveway provides parking and leads to a single garage and there is a good sized garden with lawn and patio.

The property is located within this popular residential area, well served by excellent local amenities along Knaresborough Road and is conveniently situated between Harrogate and Knaresborough.





GROUND FLOOR

SITTING ROOM

A spacious reception room with attractive fireplace and bay window.

LIVING KITCHEN

With spacious dining area and glazed doors leading to a conservatory. The kitchen comprises a range of fitted units with gas hob, double oven, integrated fridge, freezer and washing machine. Under stairs cupboard.

CONSERVATORY

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



FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window. The original adjoining third bedroom has been converted into a useful dressing room.

BEDROOM 2

A further double bedroom.

BATHROOM

A white suite comprising WC, basin and bath with shower above. Heated towel rail. Tiled walls and floor.



SECOND FLOOR

ATTIC ROOM

Fixed stairs lead to an attic room with skylight windows, providing additional space.

OUTSIDE

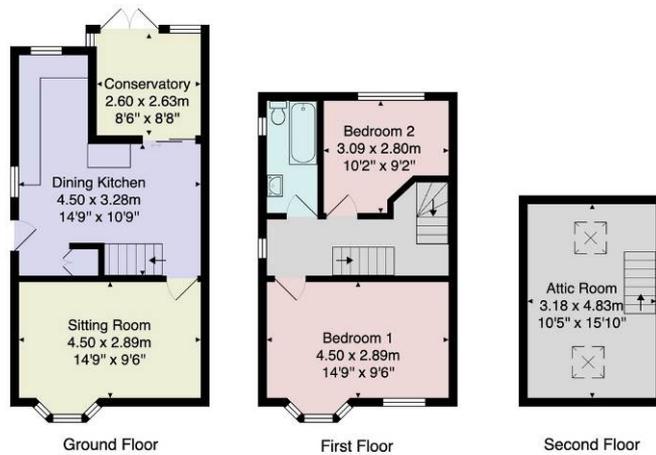
A drive provides parking and leads to a single garage.

To the rear of the property there is a good sized garden with lawn and patio.

Tenure - Freehold

Council Tax Band - C





Total Area: 89.5 m² ... 963 ft²

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