



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

£310,000

Offers Over

## 36 Coniston Road, Harrogate, North Yorkshire, HG1 4SL

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A well presented three bedroom semi-detached house with driveway and good sized garden, situated in this convenient location, well served by excellent local amenities just off Knaresborough Road.

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This superb property is presented to a high standard, having a spacious hallway with utility area, a large reception room and stunning open plan kitchen and dining area with glazed doors leading to the garden. On the first floor, there are three good sized bedrooms and a modern bathroom. A drive provides ample parking and there is a good sized and attractive rear garden with lawn and patio.

The property is situated in this desirable location on a quiet, residential street well served by the excellent local amenities along Knaresborough Road and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **RECEPTION HALL**

With under stairs utility area with space and plumbing for a washing machine.

### **SITTING ROOM**

A spacious reception room with bay window.

### **DINING KITCHEN**

With dining area and glazed doors leading to the garden. The kitchen comprises a modern range of stylish wall and base units with induction hob, integrated double oven, integrated fridge/freezer and dishwasher.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with bay window.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

### **BEDROOM 3**

A further bedroom with fitted wardrobes.

### **BATHROOM**

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

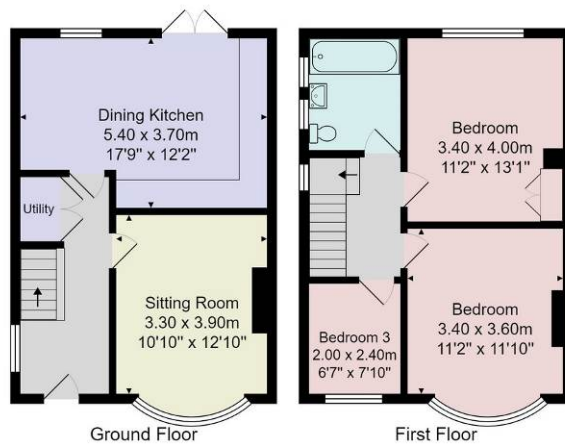
### **OUTSIDE**

A driveway provides parking. To the rear there is an attractive garden with lawn, planted borders and large patio area. Timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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