



52 Rydal Road, Harrogate, North Yorkshire, HG1 4SD

£365,000

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A spacious and well-presented three-bedroom semi-detached property which has been extended to provide generous living space with a garden and garage, situated in a popular and convenient location.

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This stylish and impressive family home has been extended and modernised to provide generous accommodation comprising a stunning open plan dining kitchen, together with a separate sitting room, two double bedrooms on the ground floor and a bathroom. Upstairs, there is a further large bedroom and en-suite shower room. A drive provides parking and leads to the garage, and to the rear of the property there is an attractive lawned garden and patio. The property benefits from gas central heating.

This excellent home is situated in a quiet and convenient location, close to the amenities along Knaresborough Road and convenient for Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window.

### **DINING KITCHEN**

A large L-shaped kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted units with electric hob, integrated oven and space and plumbing for appliances.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further large double bedroom.

### **BATHROOM**

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

### **FIRST FLOOR BEDROOM 3**

A further double bedroom with access to eaves storage space.

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

A white suite comprising WC, washbasin and shower. Heated towel rail.

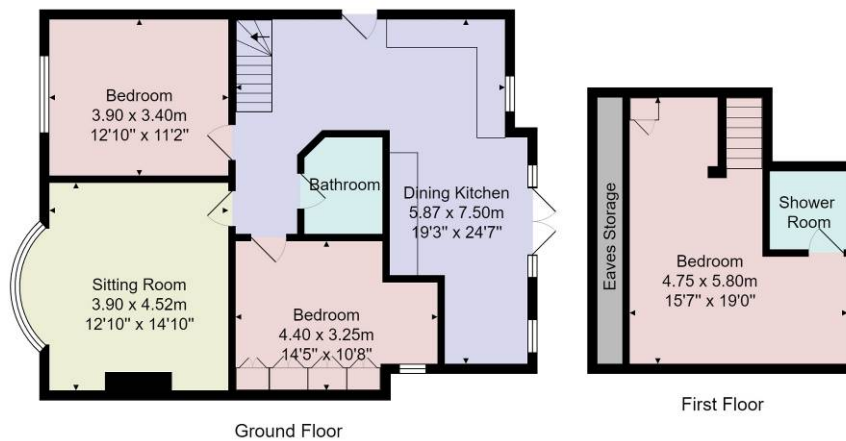
### **OUTSIDE**

A drive provides parking and leads to a single garage. Electric vehicle charging point. Attractive lawned garden to the rear with patio.

**Tenure - Freehold**

**Council Tax Band - C**





Total Area: 110.8 m<sup>2</sup> ... 1193 ft<sup>2</sup>

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.  
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