



8 Columbine Grove, Harrogate, North Yorkshire, HG3 2UX

£325,000

Offers Over

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A spacious and beautifully presented three-bedroom semi-detached house which has been extended to provide stunning open-plan living accommodation including kitchen and living space with glazed bi-folding doors leading to the garden and a separate sitting room.

On the first floor there are three bedrooms, a modern bathroom and en-suite shower room. A driveway provides parking and there is a good-sized garden with lawn and patio.

The property is situated in this convenient location well served by local amenities and schools and is just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE PORCH

Leads to –

LIVING ROOM

A large reception room providing a sitting area. Stairs lead to the first floor.

LIVING KITCHEN

A stunning open-plan kitchen and living area with space for sitting and dining. Glazed bi-folding doors lead to the garden. The kitchen comprises a range of stylish modern units with electric hob, integrated oven, microwave and dishwasher.



FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower.



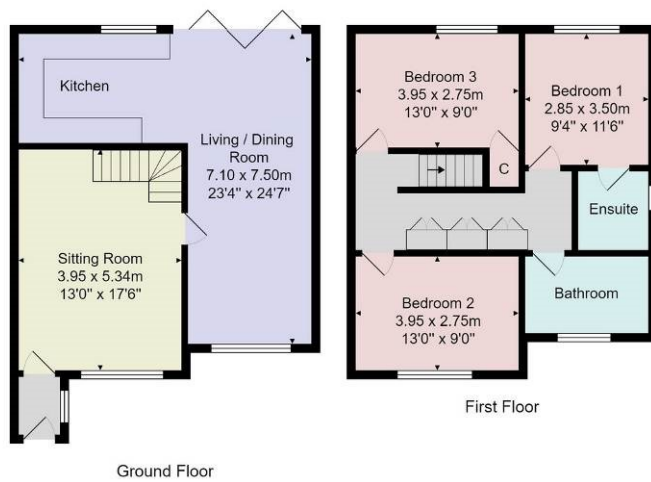
OUTSIDE

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

Tenure - Freehold

Council Tax Band - D





Total Area: 112.3 m² ... 1209 ft²

All measurements are approximate and for display purposes only.
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