



18 Marvell Rise, Harrogate, North Yorkshire, HG1 3LT

**£389,950**



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A beautifully presented three bedroom detached house, situated in this quiet, tucked away position on a peaceful cul-de-sac with a good sized and attractive garden.

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This super home comprises generous accommodation with a spacious sitting room with gas fire together with an open plan dining kitchen with modern fitted units and patio doors leading to the garden. There is also a useful downstairs WC and utility. Upstairs there are three good sized bedrooms and a modern bathroom. The driveway provides parking and leads to a single garage and to the rear there is a very good sized and attractive garden with lawn, mature borders and paved and covered sitting areas.

The property is situated in this quiet position on Marvell Rise, conveniently located close to excellent local amenities, on the edge of beautiful open countryside, and the Nidd Gorge and is just a short distance from Harrogate town centre.

**GROUND FLOOR**  
**CLOAKROOM**





With WC and basin.

### **SITTING ROOM**

A spacious reception room with brick fireplace and gas fire.

### **DINING KITCHEN**

With spacious dining area and glazed patio doors leading to the garden. The kitchen comprises a range of modern fitted units with integrated appliances, including gas hob, double ovens, integrated microwave, dishwasher and fridge.

### **UTILITY**

A large utility room with fitted units and useful storage. Space and plumbing for appliances.

### **FIRST FLOOR**

#### **BEDROOM 1**

A double bedroom with fitted wardrobes.

#### **BEDROOM 2**

A further double bedroom.

#### **BEDROOM 3**

A further bedroom with fitted cupboard.

### **BATHROOM**

A white modern suite comprising WC, basin set within a vanity unit, bath with shower above.

### **OUTSIDE**

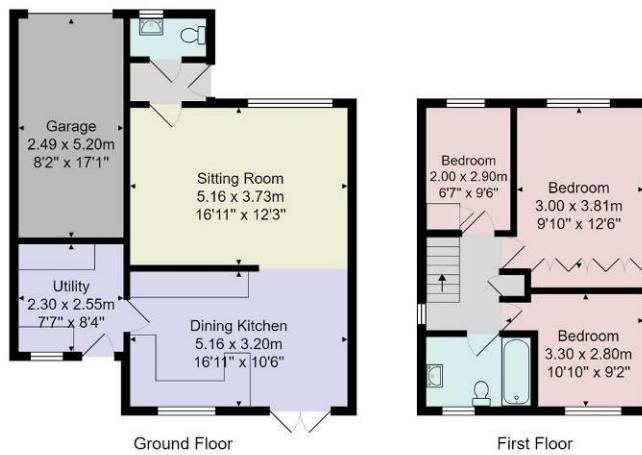
To the rear of the property. There is an attractive garden with lawn and paved sitting areas, including a delightful covered sitting area, providing an excellent outdoor entertaining space. A driveway provides parking and leads to a garage with light and power.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 97.9 m<sup>2</sup> ... 1054 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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