



26 Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED

**£220,000**

## 26 Wainfleet Road, Harrogate, North Yorkshire, HG1 3ED

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A spacious three-bedroom semi-detached property enjoying an attractive and established residential cul-de-sac position to the north side of Harrogate, within walking distance of a range of local amenities, open countryside and the Nidd Gorge.

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The accommodation briefly comprises entrance into hallway with access into the well-proportioned lounge through to the dining room, with French doors leading to the conservatory. Stairs rise to the first floor landing, providing access to the three bedrooms and family shower room.

The property benefits from a generous front and side garden with mature borders and an easy-to-maintain area laid to shingle, with a flagged path and steps to the front door. Side access to the private rear garden, again, designed with easy maintenance in mind. An early viewing highly recommended. Offered for sale with no chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Access via UPVC glazed door, stairs to first floor, radiator, under-stairs storage cupboard. Doors to –

### **LOUNGE**

uPVC double-glazed window to front elevation, radiator, TV point, laminate flooring. Through to –

### **DINING ROOM**

uPVC double-glazed French doors to conservatory. Radiator.

### **CONSERVATORY**

uPVC and brick construction, door to rear garden.

### **KITCHEN**

Range of wall and base mounted units with working surfaces over with inset stainless-steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and tumble dryer, space for tall fridge / freezer. uPVC double-glazed window to rear elevation, uPVC double-glazed door to side access.



## **FIRST FLOOR**

### **LANDING**

uPVC double-glazed window to side elevation, storage cupboard.

### **BEDROOM 1**

Fitted bedroom suite with wardrobes and overhead units, radiator, uPVC double-glazed window to front elevation.



### **BEDROOM 2**

uPVC double-glazed window to rear elevation, radiator, laminate flooring.

### **BEDROOM 3**

uPVC double-glazed window to front elevation, radiator.

### **SHOWER ROOM**

Modern white suite comprising shower cubicle with shower over and glazed screen, low-level WC, built-in washbasin with cupboards under, chrome heated towel rail, part-tiled walls. uPVC double-glazed window to rear elevation.

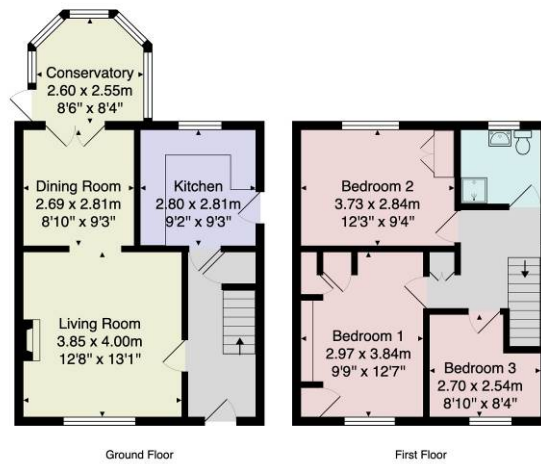


## **OUTSIDE**

Generous front and side garden with mature borders and an easy-to-maintain area laid to shingle, with a flagged path and steps to the front door. Side access to the private rear garden, again, designed with easy maintenance in mind.

**Tenure - Freehold**

**Council Tax Band - B**



Total Area: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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