



CHUDLEIGH ROAD, HARROGATE

GUIDE PRICE £525,000



An attractive and modernised, four-bedroom, semi-detached home.

13 Chudleigh road is a newly refurbished and extended home located within a desirable town centre location. Finished to an excellent standard throughout whilst still excellently displaying the properties character features. The open plan kitchen / living space with bi-folding doors leads onto the private garden. The perfect entertaining space for friends and family.

The excellent ground floor comprises; a welcoming entrance hall with impressive stone features, adjacent is the light filled sitting room with feature fireplace and to the rear there is a superb open plan kitchen / dining space.

The well-designed kitchen/ dining room has a range of contemporary cabinetry with integrated appliances and a central island. The stunning bi-folding doors not only flood the room with natural light but allow the ideal relationship between indoor and outdoor living.

On the first floor, there are three bedrooms, all serviced by a modern house bathroom. Then situated on the second floor is a further double bedroom benefitting from an ensuite.



Tenure Freehold	Local Authority North Yorkshire Council	Council Tax Band D	EPC Rating D
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Outside

To the front of the house there is a paved pathway leading up to the property as well as pleasant, gravelled garden space. To the rear of the property there is a fully enclosed garden, with artificial turfed area, which can be accessed through the kitchen / dining area as well as alternative gated access to the side of the property.

Services

We are advised the property is connected to mains water, electricity, and drainage. Mains gas fired central heating is also installed.



Chudleigh Road, Harrogate, HG1

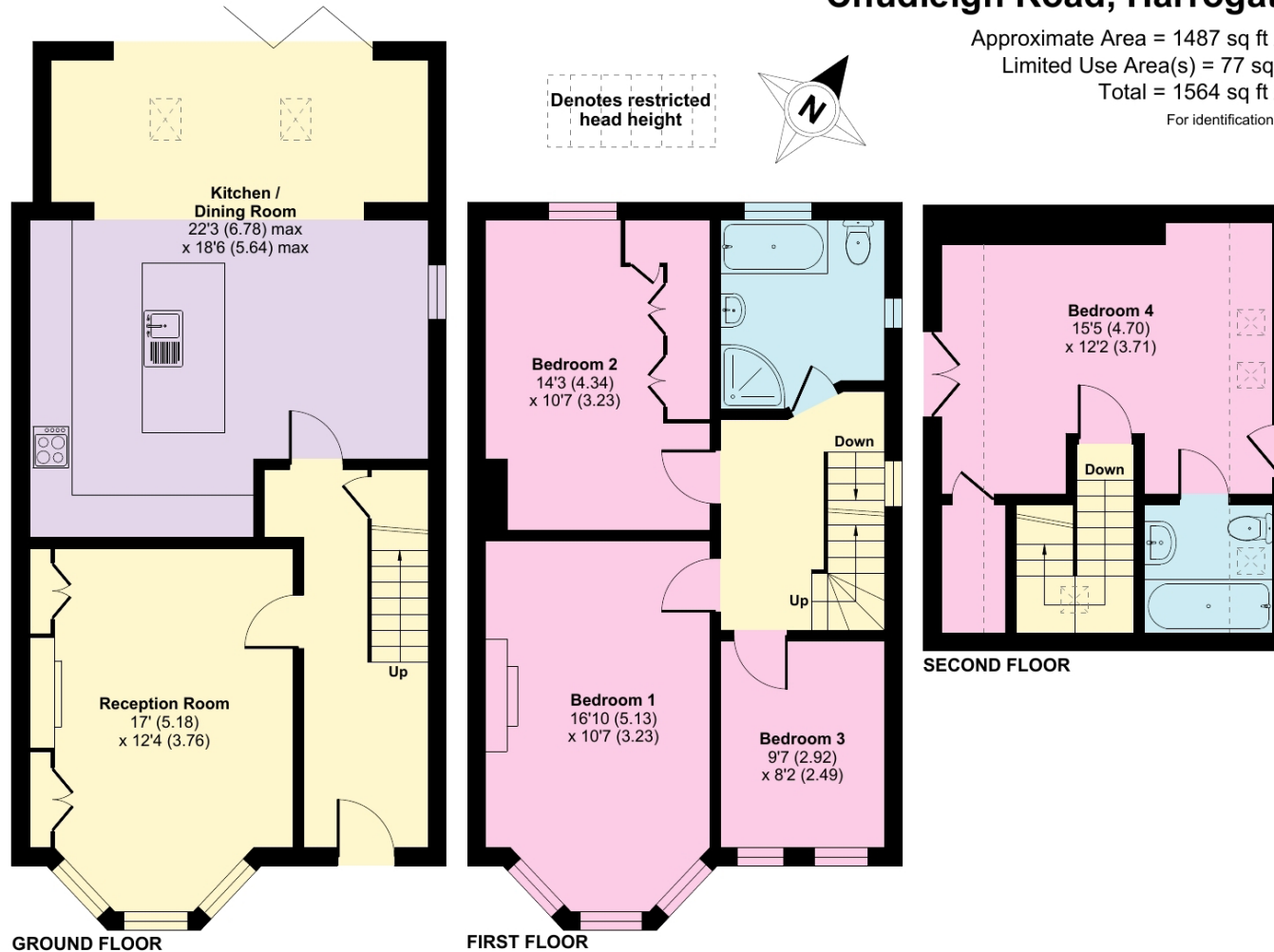
Approximate Area = 1487 sq ft / 138.1 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 1564 sq ft / 145.2 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for North Residential. REF: 1198460

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs dated October 2024.

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