



40 Wayside Walk, Harrogate, North Yorkshire, HG2 8NW

£475,000

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A well-presented three-bedroom detached house with front and rear gardens, driveway, and garage, situated in a desirable location well served by excellent local amenities and schools.

This spacious family home offers well-proportioned accommodation throughout and comprises: an entrance hall, a ground-floor fully tiled shower room/WC, a sitting room opening into a modern kitchen, and a separate utility room with rear access and integral access to the garage. To the first floor, there is a generous landing, three good-sized bedrooms, and a modern house bathroom.

Outside, the driveway to the front provides ample off-street parking and leads to the garage. The front garden features a shaped lawn, while a side pathway gives access to the enclosed rear garden, which includes a shaped lawn, paved seating area, and fenced boundaries.





ENTRANCE HALL

Stairs to 1st floor. Central heating radiator.

SHOWER ROOM /WC

Fully tiled With Walk in shower, Low flush WC, Wash basin, Heated chrome towel radiator. Window to Front elevation.

SITTING ROOM

Large window to front elevation. Multi burning stove. Central heating radiator. Opens to:

DINING ROOM

French doors out to an enclosed garden. Central heating radiator. Archway through to:

KITCHEN

Modern range of wall and base units with working surfaces having inset 1.5 sink and drainer. Electric hob with oven under and extractor fan above. Plumbing and space for dishwasher. Under stairs larder refrigerator. Window to rear elevation.

UTILITY

Base units with worksurface having inset sink and drainer. Plumbing space for washing machine and tumble dryer. Central heating radiator. Window to elevation. Rear access door. Integral door through the garage.

FIRST FLOOR

Open landing with window to side elevation. Loft hatch to roof void. Doors to:

MASTER BEDROOM

Fitted Wardrobes. Central heating radiator. Window to rear elevation.

BEDROOM TWO

Further double bedroom with central heating radiator and window to front elevation.

BEDROOM THREE

Fitted Desk and bookshelf. Central heating radiator. Window to front elevation.

HOUSE BATHROOM

Shower enclosure, Bath, Vanity unit with inset low flush WC and wash basin. Heated chrome ladder towel radiator. Wall mounted mirror. Window to rear elevation.

OUTSIDE

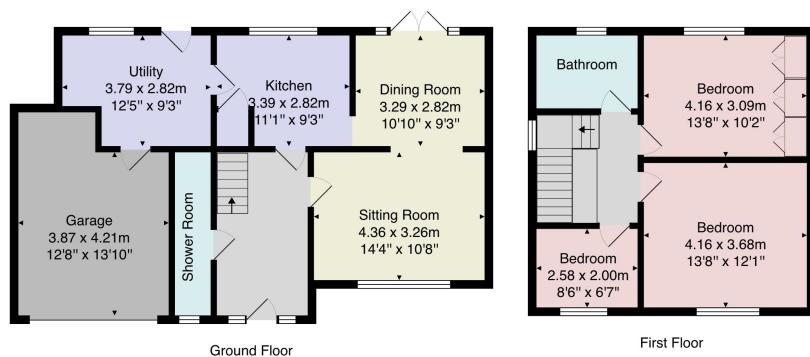
To the front, the brick Paved driveway provides off street parking and leads to a garage with power lighting and up and over door. To the front shaped lawn with access gate to the side leading to an Enclosed garden to the rear with shaped lawn, Paved seating area, Borders and shrubs and fencing to perimeters.

The property is situated on a quiet street within the desirable "Saints" area of Harrogate close to the famous Harrogate Stray, well served by excellent local amenities and schools and is just a short distance from Harrogate to town centre.

Tenure - Freehold

Council Tax Band - E





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