



**8 Burnside Close, Harrogate, North Yorkshire, HG1 2BQ**

**£325,000**

Guide Price

## 8 Burnside Close, Harrogate, North Yorkshire, HG1 2BQ

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A spacious four-bedroom semi-detached home with an attractive garden, situated in a desirable and quiet position well served by local amenities and convenient for Harrogate town centre.

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This excellent home offers generous and flexible accommodation with a sitting room, large dining kitchen, utility and downstairs WC. There is also an additional reception room, which could serve as a ground-floor bedroom or home office, providing versatile living space. On the first floor there are three good-sized bedrooms and a bathroom. A double driveway provides ample parking for 2 vehicles and there is an attractive rear garden with lawn and patio.

The property is positioned in a quiet location which is well served by excellent local amenities, convenient for Harrogate town centre yet also on the edge of beautiful countryside.





## **GROUND FLOOR**

### **RECEPTION HALL**

With under-stairs cupboard.

### **SITTING ROOM**

A spacious reception room with bay window to the front. Fireplace with wood surround.

### **DINING KITCHEN**

With a range of fitted wall and base units with space for appliances. Spacious dining area with glazed doors leading to the garden.

### **FAMILY ROOM / BEDROOM**

A further reception room or potential ground floor bedroom / home office with fitted cupboards.

### **UTILITY ROOM**

With fitted worktop and sink. Space and plumbing for washing machine and tumble dryer. Door to side.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor.

### **BATHROOM**

A white suite comprising WC, washbasin and bath with shower above. Tiled floor.

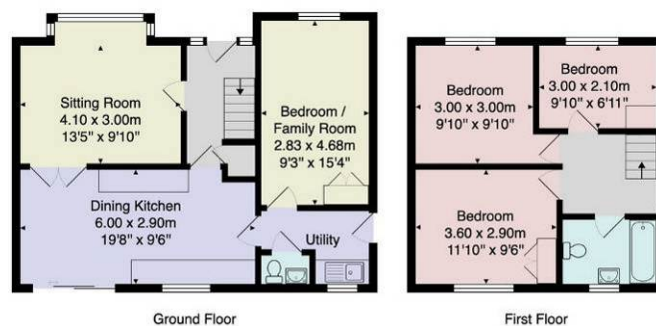
### **OUTSIDE**

A double driveway provides ample parking for 2 vehicles. There is an attractive rear garden with lawn, planted borders and sitting areas. 2 timber garden sheds.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 94.5 m<sup>2</sup> ... 1017 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		