



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

**£325,000**

Guide Price

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

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.

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.

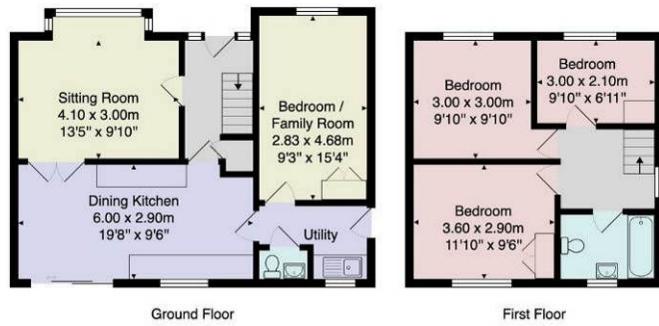
**OUTSIDE**

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.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-58)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		