



9 Coronation Road, HARROGATE

£320,000 Offers Over



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented three-bedroom middle-of-terrace home with a good-sized garden, situated in a highly convenient and popular location on the south side of Harrogate. The property is well served by a wide range of excellent amenities along Leeds Road, is within walking distance of Hornbeam Park railway station and lies within catchment of popular local primary and secondary schools.

The accommodation is presented to a good standard throughout and benefits from a modern dining kitchen and a principal bedroom with en-suite shower room. This attractive home combines generous living space with a practical layout, making it ideal for families, professionals or those seeking convenient access to Harrogate town centre.

OUTSIDE

To the rear of the property is a good-sized garden laid mainly to lawn, with planted fruit trees and a timber garden shed, providing an excellent outdoor sitting and entertaining space. To the front there is a forecourt garden with a pathway leading to the front door.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



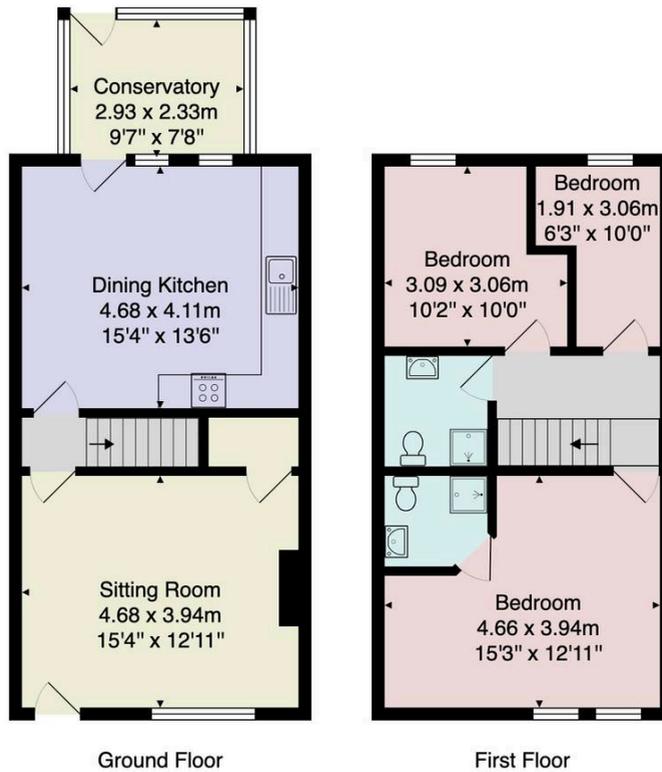
GROUND FLOOR

The spacious ground-floor accommodation comprises a large reception room with woodburning stove, window to the front and a fitted storage cupboard. To the rear is a generous dining kitchen fitted with a range of stylish wall and base units, incorporating an island and breakfast bar. Integrated appliances include a gas hob, oven, dishwasher, washing machine and fridge freezer. Leading off the kitchen is a conservatory which provides a further sitting area with views over the rear garden.

FIRST FLOOR

On the first floor there are three bedrooms, including the main bedroom which is of particularly generous proportions and features an ornamental fireplace, fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a separate shower room fitted with WC, basin and shower.





Total Area: 93.2 m² ... 1003 ft²

All measurements are approximate and for display purposes only.

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