



80 Westville Oval, Harrogate

£360,000



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An immaculately presented three bedroom detached house, occupying a delightful position on a quiet residential street and enjoying attractive countryside views. The property is appointed to a high standard throughout and offers generous accommodation, together with an attractive rear garden, off-road parking and a fully insulated garden room which would make an ideal home office.

The property is situated in the popular Westville Oval area on the northern outskirts of Harrogate, well served by local shops, schools and other amenities, whilst also being within easy reach of open countryside and the beautiful Nidd Gorge. The house provides well balanced accommodation arranged over two floors and is ideally suited to modern family living.

OUTSIDE

To the front of the property there is a driveway providing off-road parking.

To the rear is an attractive lawned garden with well stocked borders and a paved sitting area, enjoying an open aspect. A particular feature is the converted garage, now forming a fully insulated garden room with glazed doors, power, light and electric heating, ideal for use as a home office. There is also a useful timber shed, store and wood store.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR The accommodation opens via an entrance porch with fitted cupboard and window to the side.

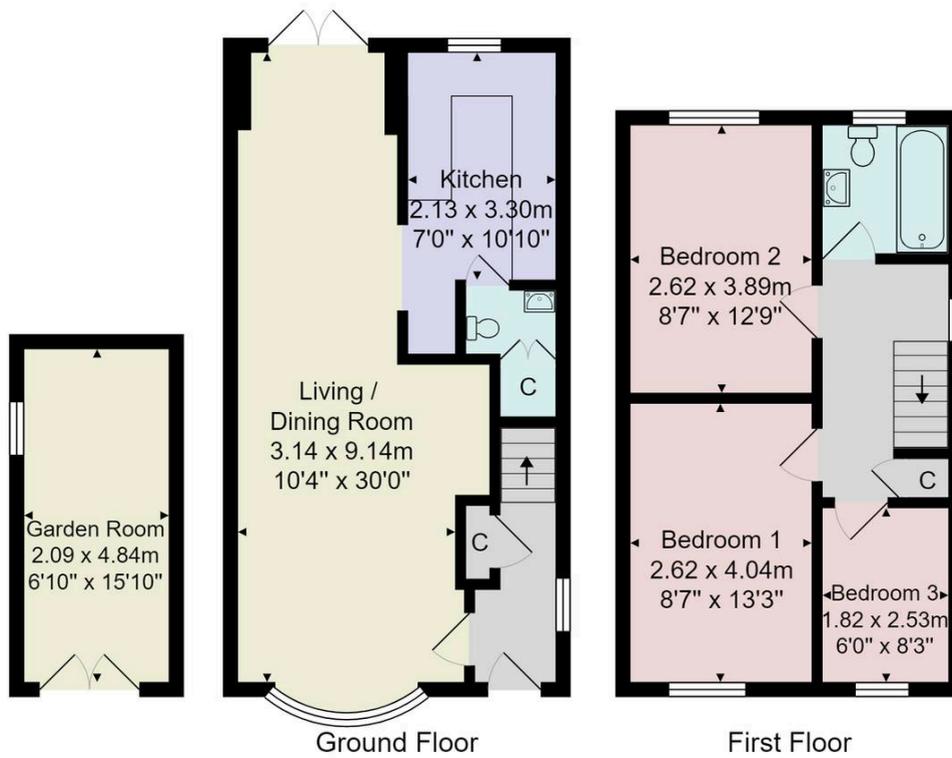
The spacious sitting and dining room is a particular feature of the property, providing an extended open plan living space with clearly defined sitting and dining areas. There is a window to the front elevation, glazed door leading directly to the rear garden and an attractive fireplace with electric fire.

The separate kitchen is fitted with a range of stylish wall and base units together with a gas hob with extractor hood above, integrated electric oven and grill, and space for a fridge freezer, washing machine and tumble dryer. There is a window overlooking the rear garden. There is also a downstairs cloakroom fitted with low-level WC and washbasin, together with a fitted cupboard and side window.

FIRST FLOOR On the first floor there are three bedrooms leading off the landing. The principal bedroom is a double room with window to the front. Bedroom two is also a double room and enjoys attractive views over the surrounding countryside to the rear. There is a further third bedroom with window to the front.

The accommodation is served by a modern house bathroom fitted with a white suite comprising low-level WC, washbasin and bath with shower above. The bathroom also has a rear window together with fully tiled walls and floor.





Total Area: 89.9 m² ... 968 ft²

All measurements are approximate and for display purposes only.

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