



50 Kingsley Drive, Harrogate, North Yorkshire, HG1 4TH

£269,950

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An imposing double-fronted three-bedroomed detached family house with a large frontage overlooking open countryside, whilst being approximately only one mile from Harrogate town centre.

This super property has been well maintained and offers well-presented accommodation, with the benefit of a conservatory extension to the rear. The property has gas central heating and double glazing and the attached garage has been converted to provide a ground-floor shower room / WC, store and utility area.

Highly convenient and popular residential district of Harrogate, well served by the shops and services of Knaresborough Road. The property is also close to primary and secondary schools. Available with no onward chain, an early inspection is recommended.





GROUND FLOOR ENTRANCE PORCH

ENTRANCE HALL

Central heating radiator and coved ceiling.

DINING LOUNGE

Double-glazed windows to front and rear, plus sliding patio doors leading to the conservatory. Fireplace with electric fire. Central heating radiator and coved ceiling.

CONSERVATORY

Being of uPVC double-glazed construction with French doors leading to the rear garden.

DINING KITCHEN

Double-glazed window to rear. Range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer sink unit, tiled splashbacks and matching wall-mounted units. Gas hob with oven below and extractor hood above. Understairs pantry cupboard with small double-glazed window to front. Plumbing for washing machine. Central heating radiator. Coved ceiling.

STORE

Double doors leading to the front.

SHOWER ROOM / WC

Arranged as a modern wet room comprising shower, low-flush WC and pedestal washbasin. Tiled floor and chrome heated towel rail.

UTILITY AREA

Space for tumble dryer. Exterior door to rear.

BOILER ROOM

Double-glazed window to front and housing the gas central heating boiler.

FIRST FLOOR

BEDROOM 1

Double-glazed windows to front and rear. Two central heating radiators and coved ceiling. Two fitted double wardrobes with storage above.

BEDROOM 2

Double-glazed window to rear and central heating radiator. Coved ceiling.

BEDROOM 3

Double-glazed window to rear and central heating radiator. Coved ceiling, plus airing cupboard housing hot-water cylinder.

BATHROOM

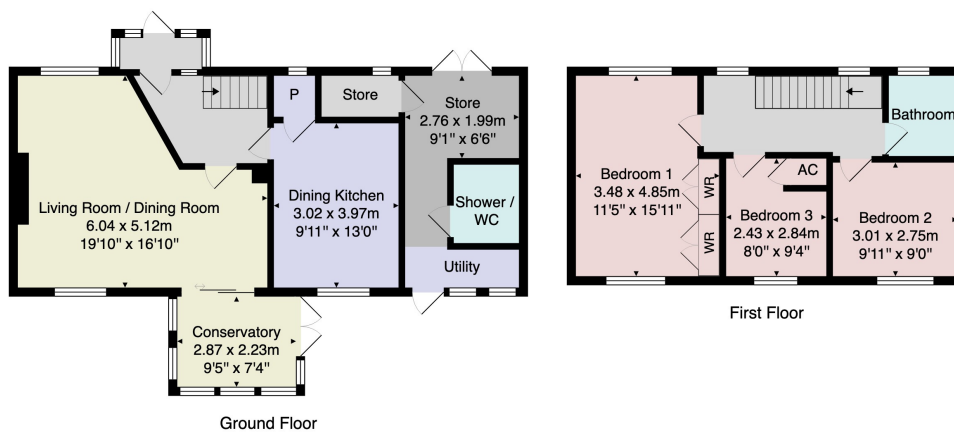
Double-glazed window to front. Modern suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above. Fully tiled walls. Central heating radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing ample off-street parking, plus block-paved forecourt and flowerbeds. To the rear there is a small enclosed lawned garden with good-sized flagged terrace and flower borders.

Council Tax Band E

EPC Rating: D



Total Area: 115.6 m² ... 1244 ft²

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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