



16 Speedwell Glade, Harrogate, North Yorkshire, HG3 2HE

£275,000

Offers Over

16 Speedwell Glade, Harrogate, North Yorkshire, HG3 2HE

A three-bedroomed semi-detached house providing good-sized accommodation and occupying a generous plot with attractive gardens to front and rear.

This excellent house offers well-presented accommodation with a large open-plan reception room overlooking the pleasant rear garden, together with cloakroom, kitchen, three bedrooms and modern bathroom. A particular feature of the property is its larger-than-average plot with generous gardens to front and rear, driveway and integral garage.

Speedwell Glade is a popular and sought-after location, being a quiet street close to open countryside yet convenient for local amenities and Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with window to rear and glazed sliding doors leading to the garden. Under-stairs storage space housing a modern central heating boiler.

KITCHEN

Having a range of wall and base units. Gas hob with extractor hood above, integrated electric oven and plumbing for dishwasher. Window to front.

CLOAKROOM

Low-flush WC and washbasin.

FIRST FLOOR

LANDING

Airing cupboard houses hot water tank.

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A double bedroom with window to front and fitted wardrobes.

BEDROOM 3

A further good-sized bedroom with window to rear.

BATHROOM

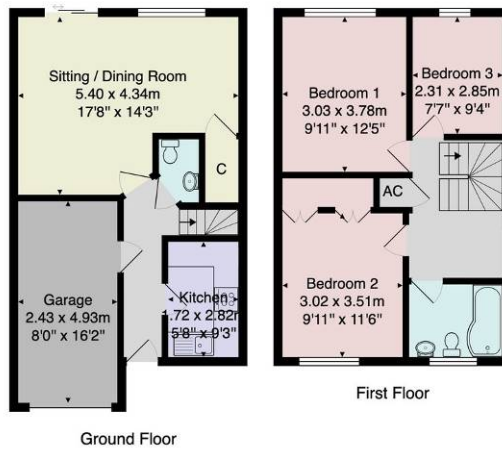
With low-flush WC, bath with shower above, and washbasin. Window to front.

OUTSIDE

The property occupies a generous corner plot with lawned garden to front. A driveway provides off-road parking and leads to an **INTEGRAL GARAGE (16'2 x 8')** with power and light, and plumbing for washing machine. To the rear there is a good-sized lawned garden with south-facing aspect, planted borders and paved sitting areas. Electric power point, water tap. Dropped kerb at the side of the property.

Council Tax Band - D





Total Area: 92.4 m² ... 995 ft²
 All measurements are approximate and for display purposes only.
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