Floor Plan \_\_\_\_

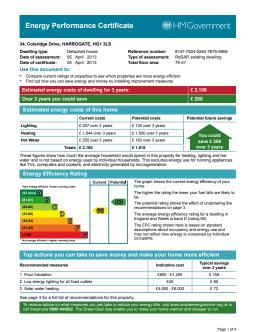
GROUND FLOOR 740 sq. ft. (68.7 sq. m.) approx



BATHROOM	BEDROOM 2 11'6" x 8'6" 3.51m x 2.59m
BEDROOM 3	BEDROOM 1 11'5" × 11'0" 3.48m × 3.35m
8'5" x 6'10" 2.57m x 2.08m	

1ST FLOOR 392 sg. ft. (36.4 sg. m.) approx

Energy Performance Certificates



TOTAL FLOOR AREA : 1131 sg. ft. (105.1 sg. m.) appr

**Directions** 

From Skipton Road proceed down Bilton Lane, turn left into Hall Lane and follow the road round to the right which turns into Tennyson Avenue. Turn right onto Coleridge Drive where the property will be found at the top of the cul de sac which is clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



## £335,000 34 Coleridge Drive, Harrogate, HG1 3LS 3 Bedroom House - detached

A very well presented three bedroomed detached family home offering spacious and well proportioned living accommodation throughout located on a superb corner plot with good sized gardens at the head of a quiet cul de sac



HOPKINSONS E S T A T E H A G E N T S



16 Princes Street, Harrogate, HG1 1NH Telephone: 01423 501 201 info@hopkinsons.net

## Description \_\_\_\_

A very well presented three bedroomed detached family home offering spacious and well proportioned living accommodation throughout located on a superb corner plot with good sized gardens at the head of a quiet cul de sac.

With gas central heating and Upvc double glazing the living accommodation comprises; entrance hall, downstairs w/c, living room with feature gas fireplace, open plan dining kitchen with a fantastic modern fitted kitchen with granite worktops and integrated dishwasher, double even and gas hob, conservatory with doors leading out onto the patio area. There is also a separate utility area in the integrated garage which also offers additional storage.

On the first floor the landing leads to the master bedroom, second double bedroom, third bedroom and house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles. To the rear is a fantastic sized lawned garden and patio area which offers a great entertaining area.

AGENTS NOTES: The current owners have got plans drawn and planning permission granted for a double storey extension to the side and rear adding another bedroom and bathroom. Plans are available upon request.



