



59 Heather Way, Harrogate, North Yorkshire, HG3 2SH

£380,000

Offers Over

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A spacious and fantastically presented four-bedroomed detached family house with attractive gardens.

This excellent property has been skilfully extended to provide generous and stylish living accommodation including sitting room, dining room, open-plan living kitchen, utility room, cloakroom, office and storeroom. The property has four good-sized bedrooms, en-suite facilities and off-street parking for a number of vehicles.

Heather Way is a popular and quiet residential street situated close to open countryside yet convenient for local amenities including shops, schools and Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

Stairs leading to the first floor. Central heating radiator.

SITTING ROOM

Large bay window to front and central heating radiator. Wall-mounted designer gas fire. Opens to –

DINING ROOM

Space for dining table and chairs. Central heating radiator. Opens to

GARDEN ROOM

Windows and double doors leading to the rear gardens. Recessed spotlighting and two central heating radiators. Breakfast bar seating area.

KITCHEN

Range of wall and base units, work surfaces and glass splashbacks. Inset stainless-steel 1½-bowl sink, drainer, mixer tap and boiling-water tap. Integrated five-ring gas hob with extractor above. Electric oven and microwave. Integrated fridge, freezer and dishwasher. Recessed spotlighting. Central heating radiator. Opens to –

UTILITY ROOM

Stainless-steel sink with mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer. Window to side and door to rear. Central heating radiator.

CLOAKROOM

WC and washbasin. Window to side and central heating radiator.

OFFICE

A spacious room with window to side. Door to –

STOREROOM

A useful storage area with garage door to front.

FIRST FLOOR

MASTER BEDROOM

A double bedroom with window to front and central heating radiator. Built-in wardrobes.

EN-SUITE SHOWER ROOM

Tiled floor and walls. White suite comprising WC, washbasin and separate walk-in shower. Window to front and heated towel rail.

BEDROOM 2

A double bedroom with window to front, central heating radiator and airing cupboard.

BEDROOM 3

A further double bedroom with window to rear. Central heating radiator.

BEDROOM 4

Window to rear, central heating radiator and built-in storage.

BATHROOM

Tiled floor and fully tiled walls. White suite comprising WC, washbasin and panelled bath with shower above and screen adjacent. Window to rear and central heating radiator.

OUTSIDE

To the front of the house is a block-paved driveway providing parking for numerous vehicles. A particular feature is the generous, enclosed rear landscaped garden with a paved terrace which spans the full width of the property, with raised decking adjacent to a lawned garden bordered by mature trees, hedging and planting, affording a high degree of privacy. A summerhouse sits at one end of the terrace, accessed via glazed sliding doors and is fully insulated and with power and light.



Total Area: 121.2 m² ... 1304 ft²

All measurements are approximate and for display purposes only.

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