



Rydal Road, Harrogate, HG1 4SQ

- NO ONWARD CHAIN
- Spacious reception hall with feature stairwell window
- Spacious family bathroom with bath and bidet
- Excellent choice of local schools nearby
- Three-bedroom semi-detached home
- Galley-style kitchen with integrated appliances
- Beautiful private garden, detached garage and summer house
- Great transport links to Harrogate, Leeds and York

Guide Price £350,000



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DESCRIPTION

A CHARACTERFUL AND GENEROUSLY PROPORTIONED THREE-BEDROOM SEMI-DETACHED HOME WITH NO ONWARD CHAIN, OFFERING TWO RECEPTION ROOMS, LIGHT-FILLED ACCOMMODATION AND A BEAUTIFUL REAR GARDEN.

Entering through the porch, you are welcomed into a large reception hall, creating a lovely sense of space from the moment you arrive. To the right are two well-proportioned reception rooms, with the front room featuring a beautiful bay window which fills the room with natural light. The rear lounge benefits from French doors opening directly onto the garden.

Towards the rear of the property is a galley-style kitchen with integrated appliances, views over the garden and convenient side access.

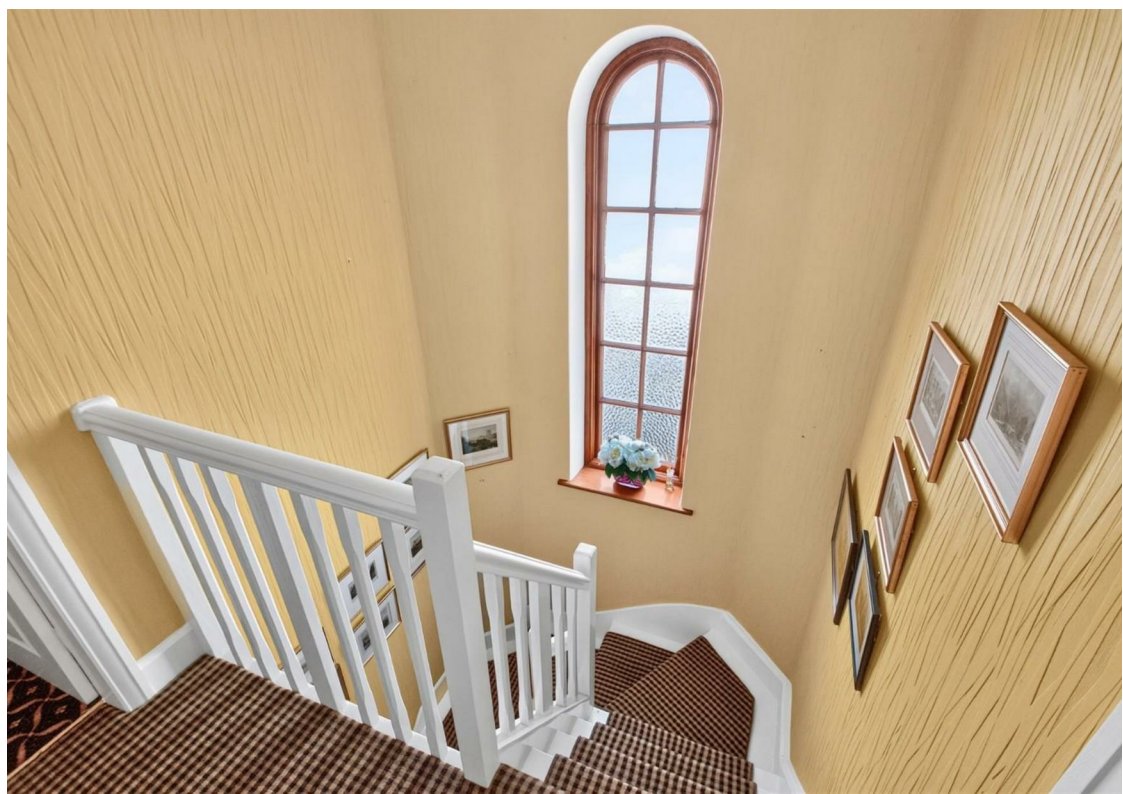
The staircase leads to the first floor, where the stairwell window is a lovely feature, allowing an abundance of natural light to flow through both the hallway and landing. There are two generous double bedrooms, one with a large bay window and the other benefiting from fitted wardrobes and excellent storage. The third bedroom is a versatile single room, ideal for use as a study, nursery, dressing room or guest room.

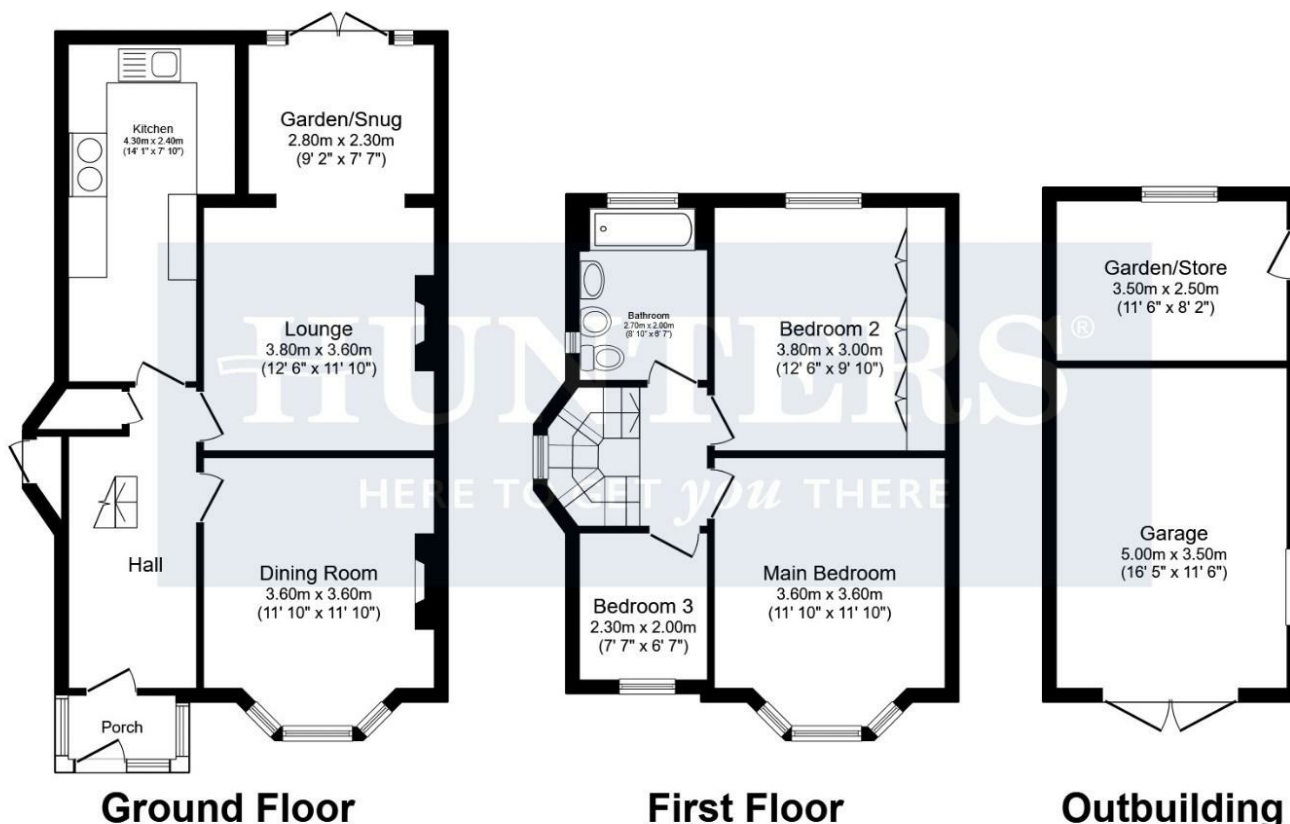
Completing the accommodation is a particularly spacious family bathroom, fitted with a bath, WC, bidet and wash hand basin, with a large window providing plenty of natural light.

Outside, the property occupies a beautiful and spacious plot. The front is enclosed by hedging, providing privacy and driveway parking, while gated side access leads to a generous side area, offering useful space for bins, seating and access to the rear.

A detached garage is set back within the plot, with the main garden beyond. Directly outside the house is a paved area with a path leading through to the garden, which features a generous lawn, established hedging and a variety of plants. The garden is private and well established, with a summer house providing an additional versatile space.







Total floor area 121.8 sq.m. (1,311 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Viewings

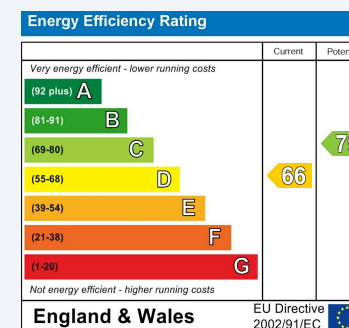
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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