



Brooke Close, Harrogate, HG1 3ND

SUPERB FAMILY HOME | Modern fitted kitchen | Open plan lounge/dining | Bedroom one en-suite | Modern house bathroom | Attractive two tiered rear garden | Downstairs guest WC | Sought after cul-de-sac location

Guide Price: **£370,000** | EPC: B Council Tax Band: D



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DESCRIPTION

An opportunity to purchase an attractive three bedroom detached family home, presented to a very high standard throughout and situated in a sought-after cul-de-sac location just off Tennyson Avenue, close to local amenities in Bilton and open countryside.

Offering generous living space throughout, the accommodation comprises: Entrance porch, open plan lounge/dining, modern fitted kitchen, rear hallway with guest WC, three first floor bedrooms, bedroom one with en-suite shower room and modern main house bathroom.

To the outside the property has the benefit of ample off-road parking to the front, a lawn area and integral garage. Side gated access opens to an attractive and generous split-level garden with large paved patio seating area with inset lighting and steps lead to an attractive and mature lawn area.

To appreciate the accommodation on offer, we strongly recommend an early viewing.



Entrance Vestibule

Access via composite entrance door, UPVC double glazed window to side elevation, radiator, door to:

Lounge Dining Room

25'1" x 10'7" 7.65m x 3.26m

UPVC double glazed window to front elevation, wooden flooring, radiator, fire place with inset fire, UPVC double glazed sliding doors to rear patio, radiator, space for dining table, door to inner hallway and door to:

Kitchen

10'0" x 7'10" 3.05m x 2.16m

Quality modern range of wall and base mounted units with wooden working surfaces over with inset ceramic sink unit and mixer tap, inset four ring gas hob with extractor hood over and electric oven under, integrated dishwasher and fridge freezer, part tiled walls, tiled floor, inset ceiling spot lights.

Inner Hall

UPVC double glazed entrance door to side access, stairs to first floor, wood flooring, door to garage and kitchen and door to:

WC

Low level WC, wash hand basin and UPVC double glazed window to side elevation.

First floor Landing

UPVC double glazed window to side elevation, radiator, airing cupboard, loft access, doors to:

Bedroom

11'7" x 9'1" 3.57m x 2.77m

UPVC double glazed window to rear elevation, radiator, fitted wardrobes with sliding doors, door to:

En-Suite Shower Room

Corner shower cubicle with glazed doors and shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls and floor, UPVC double glazed window to side elevation.

Bedroom

11'2" x 10'9" 3.41m x 3.32m

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

Bedroom

9'0" x 8'0" 2.74m x 2.44m

UPVC double glazed window to rear elevation, radiator.

Outdoor Space

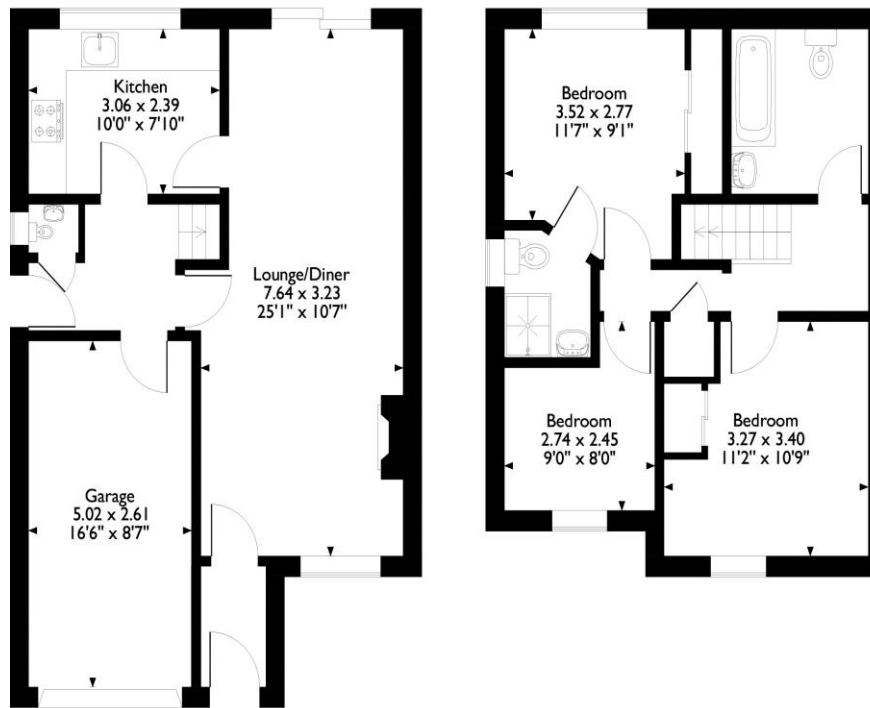
To the front of the property is a an attractive garden laid to lawn with mature shrubs and flower beds. A driveway provides ample off road parking and leads to an integral garage with power and light. To the rear of the property is a generous size two tier garden laid to lawn with mature trees, bushes and flower. A large patio seating area with inset lighting. Fencing and hedging to perimeters.

EPC

Environmental impact as this property produces 2.8 tonnes of CO2.



15 Brooke Close, Harrogate, North Yorkshire
Approximate Gross Internal Area
94 Sq M/1012 Sq Ft



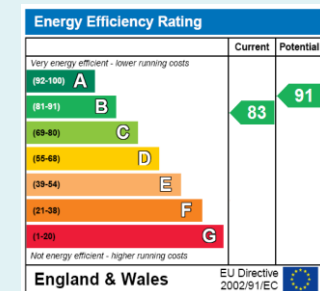
Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.



DISCLAIMER

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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