



Coniston Road, Harrogate, HG1 4SL

ATTRACTIVE FAMILY HOME | Generous gardens to three sides | Modern kitchen | Two reception rooms | Modern bathroom | Driveway & double garage | Recently fitted combi boiler | Viewing highly recommended

Guide Price: **£260,000** | **EPC: D**



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DESCRIPTION

An opportunity to purchase this spacious and well-presented three-bedroom semi-detached family home, presented to a high standard throughout with the benefit of enclosed gardens to three sides and a detached double garage.

The property is situated in a highly sought-after location close to a range of amenities.

Presented to a high standard throughout, the accommodation comprises: Entrance porch/conservatory, modern fitted kitchen, lounge with bay window, dining room, three first floor bedrooms and modern house bathroom.

To the outside the property has the benefit of enclosed gardens to three sides, with summer house and a double driveway which provides off road parking and leads to a detached double garage.



Entrance Porch / Conservatory

10'1" x 5'3" 3.08m x 1.62m

Brick and UPVC construction, access via composite entrance door, tiled floor, door to:

Kitchen

18'3" x 4'4" 5.58m x 1.34m

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, cupboard housing combination boiler, tiled floor, tiled splashback, two UPVC double glazed window to side elevation, storage cupboard, door to:

Dining Room

11'9" x 10'6" 3.63m x 3.23m

UPVC double glazed French doors to rear garden, radiator, laminate flooring, stairs to first floor, through to:

Inner Hallway

Stairs to first floor, radiator.

Lounge

15'3" x 9'11" 4.66m x 2.78m

UPVC double glazed bay window to front elevation, UPVC double glazed window to front elevation, radiator, feature brick fire place, laminate flooring, TV point.

First floor Landing

UPVC double glazed window to side elevation, fitted double cupboard, doors to:

Bedroom One

9'11" x 9'11" 2.78m x 2.78m

UPVC double glazed window to front elevation, radiator, fitted wardrobes and overhead units.

Bedroom Two

10'0" x 9'6" 3.05m x 2.93m

UPVC double glazed window to rear elevation, radiator, fitted cupboard.

Bedroom Three

9'10" x 5'3" 2.77m x 1.62m

UPVC double glazed window to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled floor and walls, UPVC double glazed window to side elevation.

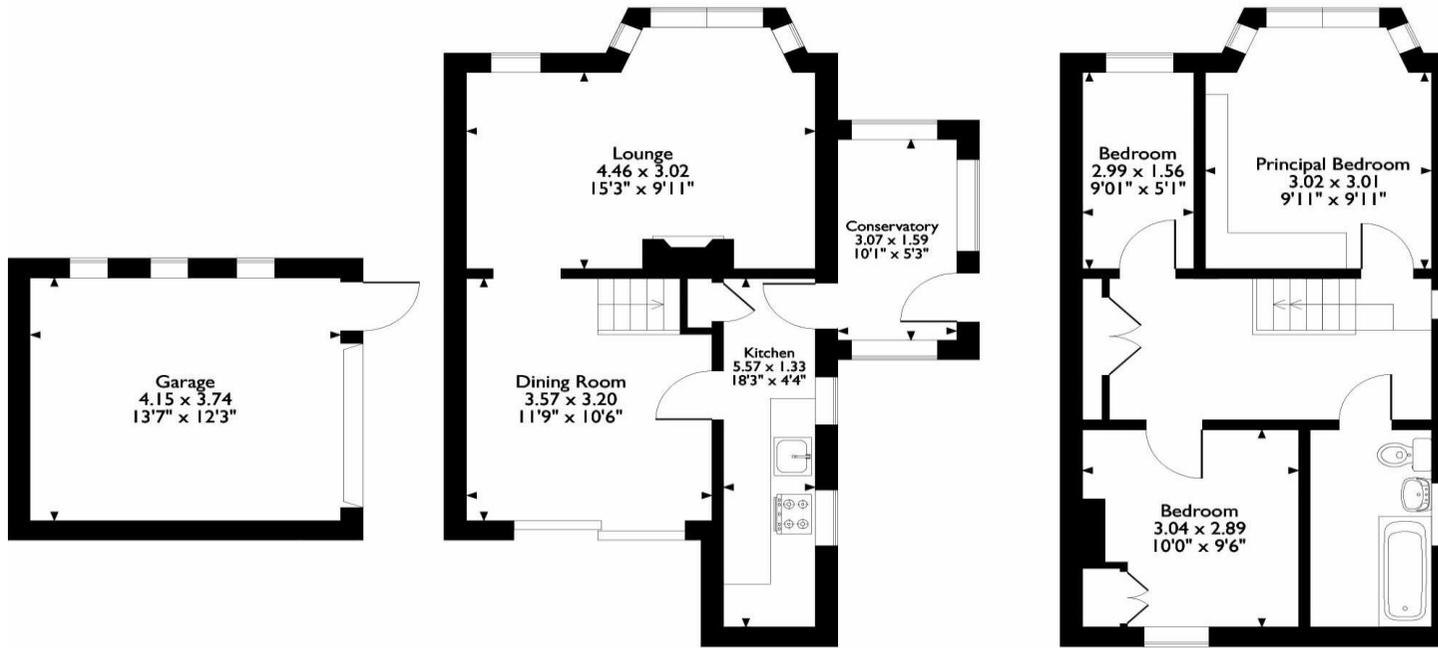
Garage - Up and over door, double glazed windows to side elevation.

Outdoor Space - Attractive lawn gardens to front and side of property with mature hedging to perimeters. Gated access leads to a further lawn area and raised patio seating area.

EPC - Environmental impact as this property produces 3.3 tonnes of CO2.



48 Coniston Road, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 Main House = 82 Sq M/882 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 98 Sq M/1054 Sq Ft



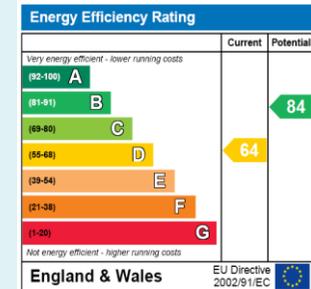
Ground Floor

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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