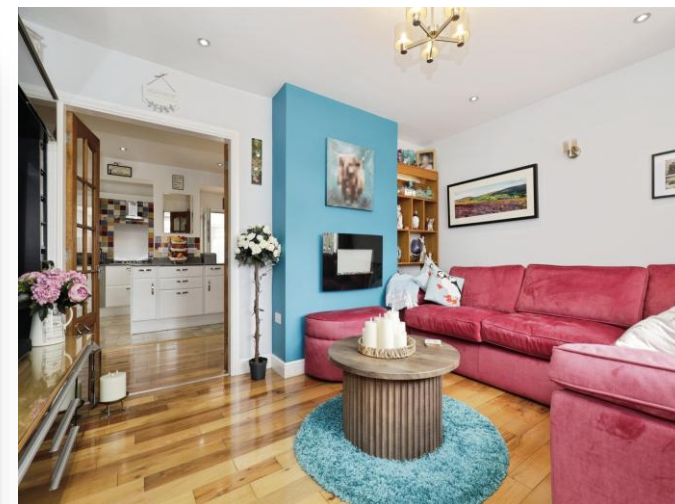




Greenfields Road, Harrogate HG2 7BJ

welcome to

Greenfields Road, Harrogate

New to the market is this fantastic extended three-bedroom semi-detached family home, ideally situated in a highly sought-after residential location. Conveniently positioned close to a wide range of local amenities, shops, a ten minute walk to Harrogate Station with direct trains to Leeds and York.

Ground Floor Entrance Porch

With front and side facing double glazed windows, side facing double glazed exterior door, tiled floor and door to the inner hall.

Entrance Hall

With door to the lounge and stair case to the first floor accommodation.

Lounge

A stylish lounge with a front facing double glazed bay window, radiator, wall mounted fire, solid wood flooring flowing through to the kitchen/ diner, spotlights and double doors to the kitchen/dining room.

Kitchen/Dining Room

A spacious dining kitchen, beautifully fitted with a comprehensive range of modern wall and base units with soft close drawers complemented by stylish quartz work surfaces and an inset sink with drainer and drinking water filter tap. Integrated appliances include an oven, dishwasher, five-ring gas hob with extractor hood and wine fridge, while additional space is provided for a washing machine and fridge/freezer. A central island unit with quartz worktop and useful storage cupboards creates an excellent focal point for both everyday living and entertaining.

Further features include pan drawers, spice racks, a plate warmer, a useful under stairs storage cupboard housing the gas meter and consumer unit and a useful W.C, solid wood flooring, inset spotlighting, and a radiator. Natural light is provided by two double-glazed side-facing windows, while double doors open through to the sun room, creating a seamless flow of living space.

Sun Room

A bright and spacious sun room overlooking the garden with a tiled floor, under-floor heating, side facing exterior door and rear facing double doors leading to the rear garden.

First Floor First Floor Landing

With a double glazed side facing window, doors to the first floor rooms and access to the loft which is part boarded with light and power.

Bedroom One

A good sized master bedroom with an extensive range of double fronted fitted wardrobes, new carpet, dressing table, overhead storage, spotlights and a rear facing double glazed window.

Bedroom Two

A second double bedroom fitted with wardrobes with mirrored doors, radiator, airing cupboard with light and a front facing double glazed bay window.

Bedroom Three

Currently fitted with a range of wardrobes and shelves all of which are removable, radiator and a front facing double glazed window.

Bathroom

A well appointed wet room fitted with a bath, walk in shower, W.C., Vanity unit with drawers and inset wash basin, two heated towel rails, shaver point, light up mirror, tiled walls and floor, under-floor heating, TV inset into the wall, spotlights, extractor and double glazed windows to the side and rear aspects.



Exterior

Externally, the property features a gated driveway providing ample off-street parking, together with a carport incorporating a sink with hot and cold running water, and a garage with light, power, and additional storage space, side facing window, flu for tumble dryer and electric up and over door. To the rear, the enclosed garden has been thoughtfully designed for ease of maintenance, featuring newly installed fencing, a block-paved seating area ideal for outdoor entertaining and relaxation, and an attractive AstroTurf lawn and a pergola.



view this property online williamhbrown.co.uk/Property/HRG107803



welcome to

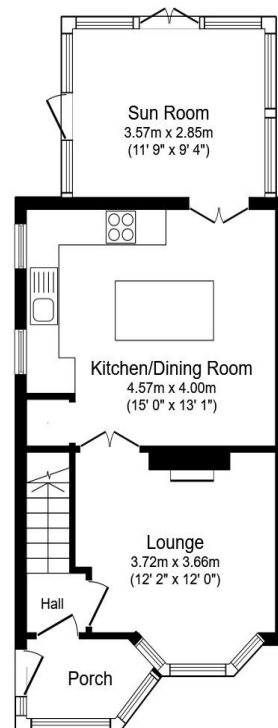
Greenfields Road, Harrogate

- Extended three bedroom family home
- Double storey extension to the rear
- Fabulous sun-room overlooking the garden
- Driveway, carport and garage with store
- Beautifully presented throughout

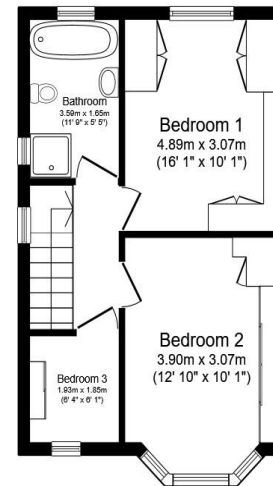
Tenure: Freehold EPC Rating: C

Council Tax Band: C

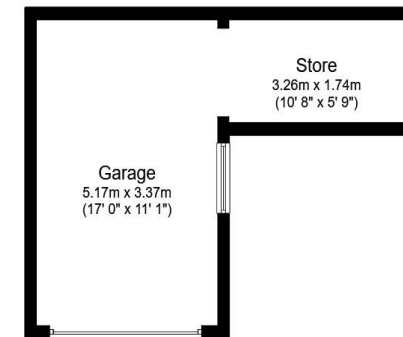
£360,000



Ground Floor



First Floor



Outbuilding

Total floor area 102.2 m² (1,100 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 www.propertybox.io



view this property online williamhbrown.co.uk/Property/HRG107803



Property Ref:
HRG107803 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk