



13 Burnside Road, Harrogate

£279,950 Guide Price



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A well-presented three-bedroom semi-detached house enclosed gardens, garage and driveway, ideally situated in this popular residential area on the outskirts of Harrogate town centre.

Externally, the property benefits from well-maintained gardens to both the front and rear. To the front, there is a lawned garden alongside a driveway providing off-street parking and access to the integral garage. To the rear, the enclosed garden offers a good degree of privacy and is predominantly laid to lawn with planted borders and patio areas, creating an ideal space for outdoor dining, relaxing, and family use.

The property is positioned in a quiet location which is well served by excellent local amenities, convenient for Harrogate town centre yet also on the edge of beautiful countryside.

Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D

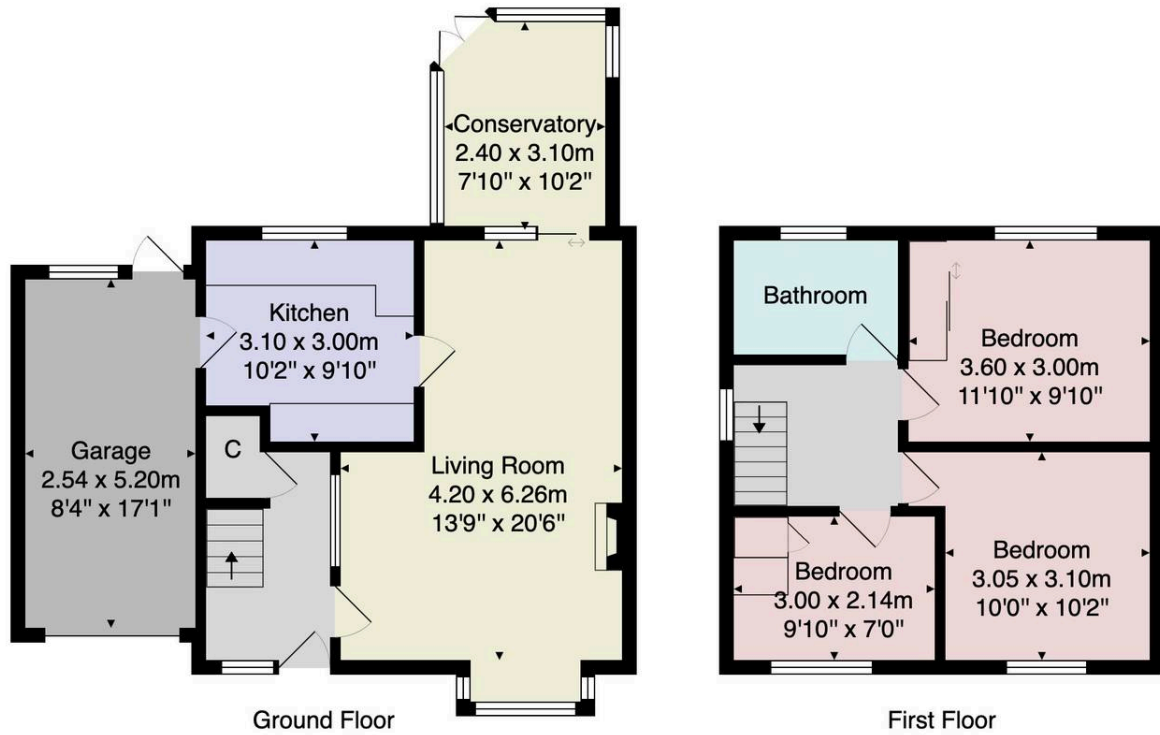


The spacious accommodation briefly comprises an entrance hall leading to a well-proportioned and light-filled through living/dining room, enjoying a large front-facing window and offering generous space for both relaxing and dining. French doors lead seamlessly into the conservatory, enhancing the sense of space and flow, ideal for modern family living and entertaining.

The conservatory is bright and spacious, with a glazed surround enjoying pleasant views over the rear garden. French doors provide direct access outside, creating a seamless connection between indoor and outdoor living, perfect as a garden room, playroom, or additional reception space. The kitchen is well-appointed and functional, fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. A window provides natural light, while the layout allows for practical day-to-day use with direct access to the integral garage and connection through to the main living accommodation. To the first floor is a light and airy landing, with a loft ladder providing access to a partially boarded loft. The landing leads to three bedrooms and the house bathroom. The principal bedroom is a well-proportioned double, enjoying a pleasant outlook and offering ample space for freestanding furniture. The second bedroom is also a generous double, while the third bedroom provides a versatile space, ideal as a single bedroom, nursery, or home office.

The house bathroom is bright and well-presented, fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC, complemented by tiled walls and a window providing natural light and ventilation.





Total Area: 86.3 m² ... 929 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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