



Coniston Road, HARROGATE HG1 4SL

welcome to

Coniston Road, HARROGATE

A spacious four-bedroom semi-detached home offering versatile living accommodation, with a driveway, garage, and beautifully landscaped rear garden. Viewing is highly recommended.



Ground Floor

Entrance Hall

The entrance hall features a double glazed door to the front, radiator and a staircase leading to the first floor accommodation. Internal door to the lounge, and an internal door to the dining room.

Lounge

The lounge is a bright and inviting room, benefiting from a front double-glazed bay window and a fitted radiator. Coving to the ceiling.

Family Room

With an opening to the kitchen diner, with coving to the ceiling, a fire place with log burner, and a door to the utility room.

Kitchen / Diner

The kitchen features a rear-facing double-glazed window and a fitted radiator. The space is open plan to the dining area with a beautiful view of the garden via double glazed sliding patio doors, creating a bright and sociable space. Fitted with a range of wall and base units, the kitchen also incorporates a sink with drainer and provides space for freestanding appliances. Access is available to the utility room, while a side door leads directly to the garage.

Utility Room

The utility room is a valuable addition to the home, offering versatile space that can be utilised for laundry, storage, or a variety of other household needs.

W.C

A convenient ground floor WC fitted with a toilet and wash hand basin.

First Floor

Bedroom One

A double bedroom featuring front and rear double-glazed windows and a fitted radiator. The room benefits from fitted wardrobes, overhead cupboards, and built-in worktop with wash hand basins, and step in shower cubicle.

Bedroom Two

A spacious double bedroom featuring a front double-glazed bay window and a fitted radiator. The room also benefits from fitted wardrobes with sliding doors.

Bedroom Three

A bedroom featuring a rear double-glazed window, a fitted radiator and shelves.

Bedroom Four

Features a front double-glazed window and a fitted radiator. Access hatch to the boarded loft space which has lighting. This versatile room would be ideal as a home office, study, or additional storage space.

Bathroom

The bathroom features a rear double-glazed window and a heated towel radiator. It is fitted with a bath incorporating an overhead shower, a WC, and a wash hand basin. The room is finished with partially tiled walls.

Garage

The garage features a rear window and rear access door, along with an electric roller shutter door to the front. It can also be accessed directly from within the property, providing added convenience and flexibility.

External

The rear garden is the gem of this property. With fenced boundaries, this fantastic garden is fully secure and ideal for a family. There are two seating areas, an arbour, is laid mainly to lawn with a pergola, four apple trees and two plum trees. Also includes a garden shed, log store, and a workshop with lighting, power, and a door to the side.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Coniston Road, HARROGATE

- SEMI DETACHED HOUSE
- FOUR BEDROOM
- DRIVEWAY AND GARAGE TO THE FRONT
- SPACIOUS AND BEAUTIFULLY PRESENTED REAR GARDEN
- VERSATILE LIVING SPACE THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107899 - 0004

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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