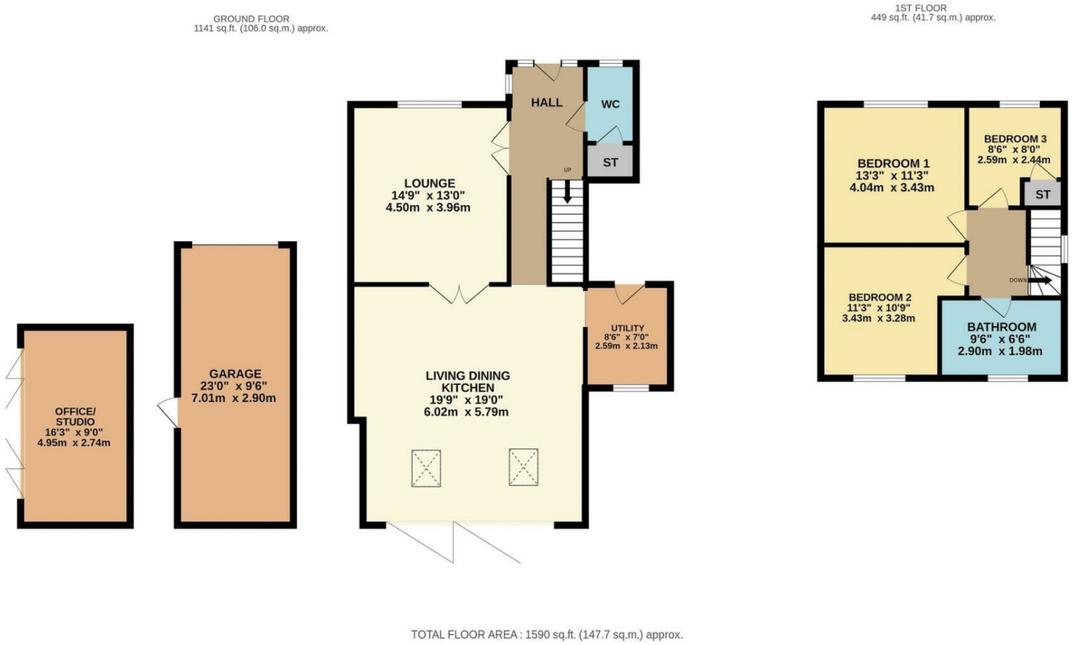
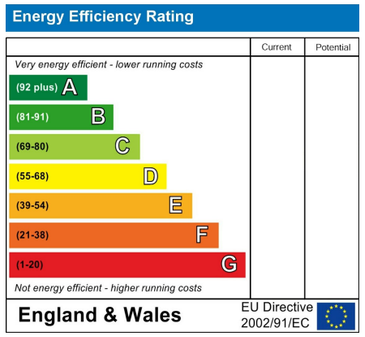
Floor Plan



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road. At the Woodlands traffic lights turn right onto Hookstone Drive and take the second right into Wayside Close where the property is found on your right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£525,000

16 Wayside Close, Harrogate, HG2 8PJ

3 Bedroom House - Semi-Detached

An extended three bedroomed semi detached house which has had an extensive amount of renovation work done, finished to an exacting standard with an extension to the ground floor creating a fantastic entertaining space and located in a quiet cut de sac on a large plot within the ever popular Saints area of Harrogate.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas central heating and fully double glazed the living accommodation comprises; welcoming entrance hall, downstairs w/c with boiler cupboard, from the entrance hall double doors leading into the welcoming lounge. The stunning open plan living kitchen which offers a fantastic entertaining space with modern fitted kitchen units, quartz worktops, induction hob, breakfast bar and bi-folding doors leading out onto a level patio area which currently offers a seating area which creates the perfect entertaining area.

On the first floor the landing leads to the master bedroom, second double bedroom, a good sized third bedroom with built in storage and a modern fitted statement bathroom with shower over the bath, w/c and dual sinks.

Outside

Outside the property a block paved driveway offers off street parking for multiple vehicles leading to a newly constructed 23 foot garage with power, lighting with an electric roller door .To the rear is the fully enclosed garden with a studio/gym/garden pod, good sized lawn and patio area that creates an amazing entertaining area. The Garden Pod could be used as office space, studio and many other variety of uses.

Surrounding Area

Located in the ever popular Saints estate with a wide range of local amenities close by, fantastic Primary and Secondary schooling options close by, along with being within walking distance of Harrogate's town centre which offers a wide range of bars, restaurants, shops. On your doorstep there is access to amazing countryside and woodland walks which are ideal for dog walks. There is a wide range of transport links with a regular bus service on Wetherby Road, easy access to the Harrogate bypass and A1M for commuters and great rail links from Hornbeam Park and Harrogate to Leeds, York and London.











