



8 Bryony Way, Harrogate

£279,950 Freehold

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A very well-presented three-bedroom semi-detached house, offering stylish and practical accommodation together with driveway parking, a garage and an attractive private rear garden.

The property occupies a quiet residential position within easy reach of local shops, schools and everyday amenities. Harrogate town centre is just a short distance away, while beautiful open countryside is also close at hand, making this an excellent home for families, couples or those looking for a convenient location with access to green space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



GROUND FLOOR

A welcoming reception hall features tiled flooring which continues through into the kitchen. The kitchen is fitted with a modern range of wall and base units together with an electric hob, integrated oven and space for additional appliances. To the rear is a spacious sitting room with useful understairs storage and glazed doors leading through to the conservatory. The conservatory provides an excellent additional living space, with windows and glazed doors overlooking and opening onto the rear garden.

FIRST FLOOR

There are three bedrooms on the first floor. The bathroom is fitted with a modern white suite comprising a WC, washbasin and bath with shower above. The landing includes a fitted cupboard housing the boiler. A pull-down ladder provides access to the loft, which has been boarded to provide useful additional storage space.

OUTSIDE

A driveway provides off-road parking and leads to the garage, which benefits from an electric door, light, power and fitted storage. To the rear is an attractive and private garden enjoying a pleasant open aspect. The garden comprises a lawn, planted borders and a choice of sitting areas, creating a lovely outdoor space for relaxing and entertaining.



Bryony Way, Harrogate, HG1

Main House = 81.3 sq m / 875 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 95.4 sq m / 1027 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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