



8 Norfolk Road, Harrogate, HG2 8DA
£850,000

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Description

A superbly presented, significantly extended four bedroom semi-detached family home, which offers the scope for additional accommodation via a loft conversion. This ideal family home has undergone a full programme of modernisation and is ready for immediate occupation. The property seamlessly flows from inside to outdoor living with links to the alfresco dining area from both the dining room and large "live-in kitchen" which is an impressive entertaining space.

The accommodation, which has the benefit of gas central heating, underfloor heating, and replacement sealed unit double glazing, briefly comprises: Entrance hall with cloakroom/wc, sitting room with bay window to the front, dining room with double doors to the Alfresco dining area and garden beyond, impressive 39' live-in kitchen with bi-folding doors to the patio and a separate utility room.

On the first floor is a large landing providing access to the bedrooms and bathroom and a large airing cupboard, which could provide access for a staircase to the second floor, should a loft conversion be desired. Numerous properties on the road have already carried out this conversion to provide an additional bedroom with en-suite facility.

The master bedroom has fitted wardrobes, air conditioning and an en-suite shower room. In addition there are three further double bedrooms and the spacious family bathroom.





There is ample parking to the front and side of the house, with gates leading to the rear patio and covered dining area. There is a newly built outbuilding 19' x 9'2" (5.79m x 2.79m) which provides workshop and storage space and is connected with power and light making it ideal for conversion to a "home office".

The large level garden is a particular feature, and can be used all year round thanks to the effective under-lawn drainage system. The garden benefits from hot and cold taps, and four external power sockets. There is Wi-Fi available throughout the house and garden area.

Norfolk Road is situated off Leeds Road within a mile of the town centre and all of its amenities. The immediate area supports a wealth of facilities catering for most daily needs with mini supermarkets, takeaways and the Marks and Spencer food hall. There is excellent schooling for all age groups within walking distance and open parkland, play parks and The Stray all within close proximity. The location is also ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

Tenure

Freehold.

Services

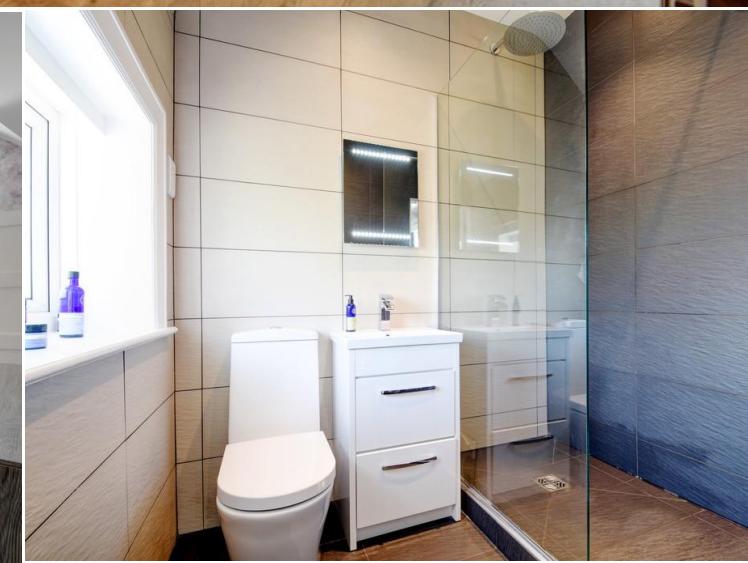
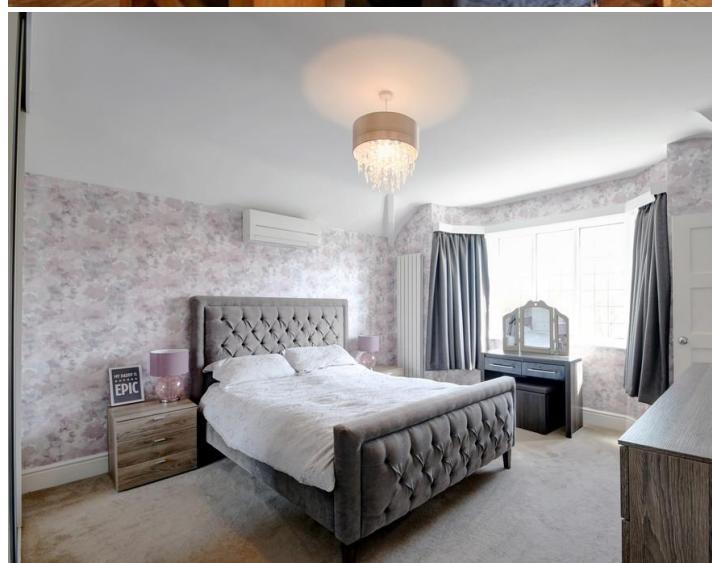
All mains services are connected to the property.

Directions

From Station Parade proceed to the traffic lights adjoining York Place and turn right. At the Prince of Wales roundabout turn left onto the Leeds Road and go straight on to the St. Georges Road roundabout. Norfolk Road will be found as the third turning on your right.

Details Produced

23rd April 2021.

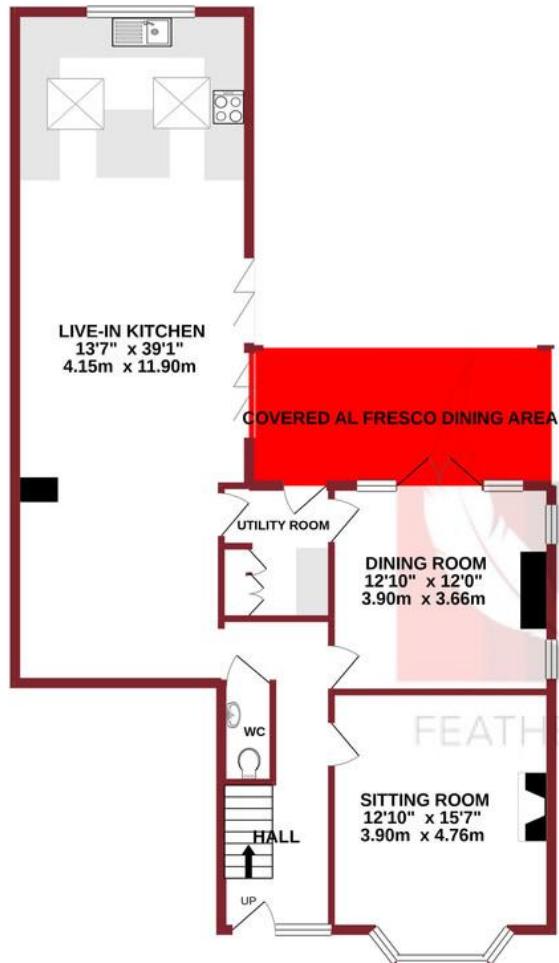




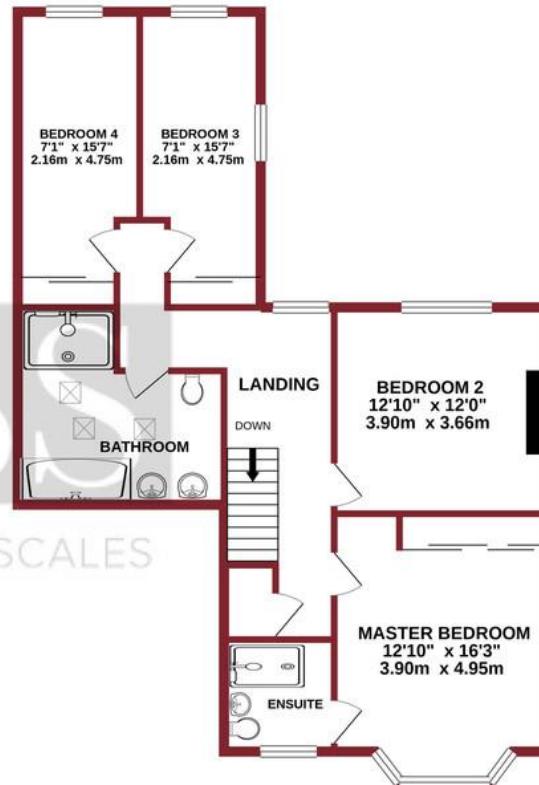




GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

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