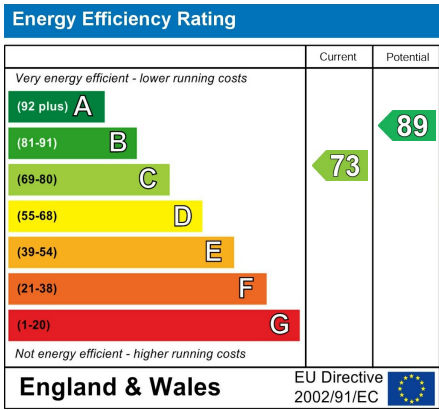


Floor Plan



Energy Performance Certificate



Directions

Proceed along Jennyfield Drive and turn left into Saltergate Drive. Turn first left into Speedwell Glade where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band    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.



£275,000

14 Speedwell Glade, Harrogate, HG3 2HE

3 Bedroom House - Semi-Detached

**A beautifully presented three bedroom semi detached house located in a peaceful cul-de-sac and featuring an enclosed south west facing garden with garden room extension and single garage. No chain involved.**



**HOPKINSONS**  
E S T A T E A G E N T S

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



Description

With gas fired central heating and replacement double glazed windows this well presented property briefly comprises to the ground floor; Entrance porch, 20 foot long lounge, modern fitted kitchen and connected dining/ garden room at the rear that over looks an enclosed Southwest facing garden with shape lawn garden and patio. This area makes a stunning entertaining/relaxing area and has recently had new fencing installed creating a high degree of privacy and security.

At first floor there are three bedrooms the largest of which has fitting wardrobes and a useful store cupboard.

There is a well presented white house bathroom with shower over the bath.

Outside at the front of the property there is a private driveway providing parking for number of cars that leads to a garage with electric light, power and side entrance door.

The property is located in a peaceful cul-de-sac off Saltergate Drive.  
Nearby there is a supermarket, health spa gymnasium, and primary school.  
Nearby, there are the villages of Killinghall, Hampsthwaite and Beckwithshaw.

An internal inspection is strongly recommended.

