



**3 Bedroomed Detached**

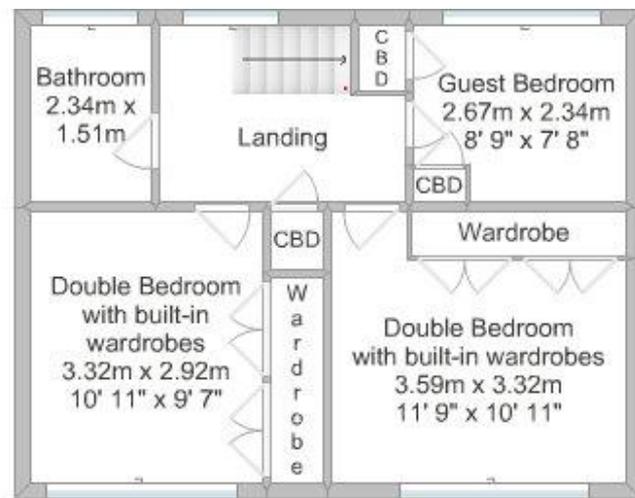
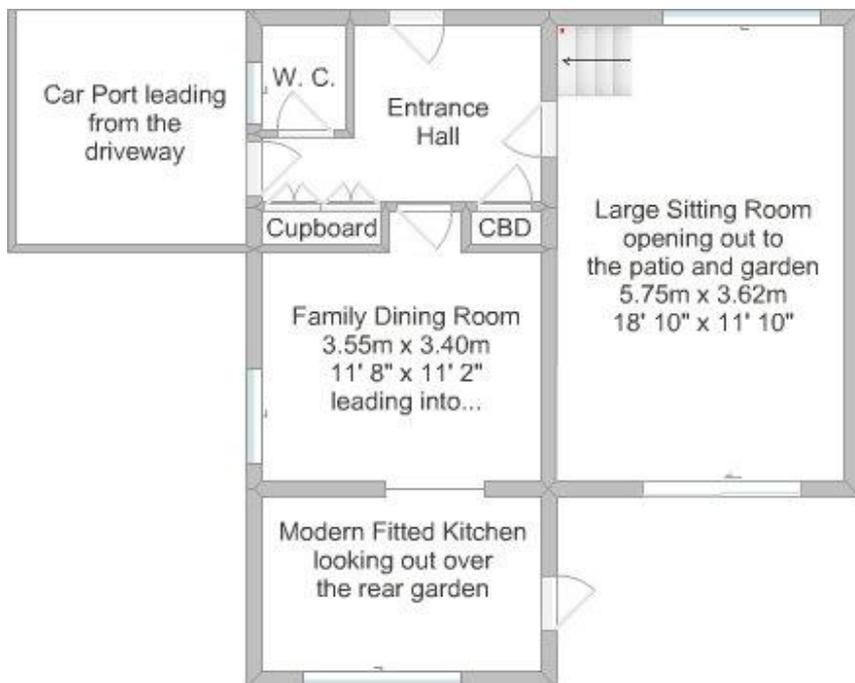
**Offers around £250,000**

# **23 Coppice Gate**

**Harrogate, HG1 2DR**



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In a quiet spot opposite a public park, and set well back from busy roads, 23 Coppice Gate is in a great location for family living, with schools, shops, a swimming pool and the Yorkshire countryside on the doorstep.

A smart block-paved driveway leads down past the front lawn to a car port at the side of the house, there is ample parking for three or four vehicles. Once inside, a wide entrance hall houses a downstairs cloakroom, hanging cupboards and a well-maintained Worcester boiler. The main sitting room is bathed in light from a large south-facing window, whilst at the other end of the room sliding doors open out to a paved patio and the gardens beyond. The dining room has plenty of room for family dining, and opens into a modern kitchen with built-in cooking facilities and nice views over the rear garden. A door leads out the garden and round to the side of the house, where there is a shed/workshop tucked in behind the car port. Upstairs, and there are two good double bedrooms with built-in wardrobes, and a smaller guest room with some more storage. A wide landing with further cupboards leads to the family bathroom.

23 Coppice Gate has a very welcoming feel, and will give new owners the opportunity to live comfortably in a sizeable family home whilst improving and modernising to their own taste. Call today to make your appointment to view.

#### Surroundings

Coppice Gate is just to the north of Harrogate town centre, close to the shopping parades on King's Road and Skipton Road and within easy reach of the train and bus station, supermarkets and several primary schools. The A61 Ripon Road is close by, giving access to the North via the A1(M), and in the other direction to Leeds, the M1 and M62. A swimming pool and two health clubs are very nearby, and open countryside is within a few minutes' drive. Opposite the property is a public park and children's play area.

#### Services

The property is connect to mains gas, electricity, water and drainage. Fibre broadband is available with speeds of up to 152 Mb.

#### Directions

From the centre of Harrogate take the A61 West Park past Bettys Tearooms and down Parliament Street. Continue straight through the lights at the bottom onto Ripon Road and past the Cairn and Majestic Hotels. When dropping down the hill towards the traffic lights turn right at the bus stop and pedestrian crossing onto Hampsthwaite Road. Continue round the bends until you reach Coppice Gate on your left. No. 23 is on the right hand side, a member of our staff will be there to meet you.

Energy Efficiency Rating: E

Tenure: Freehold

Council Tax Banding: D - £1608 p.a.

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