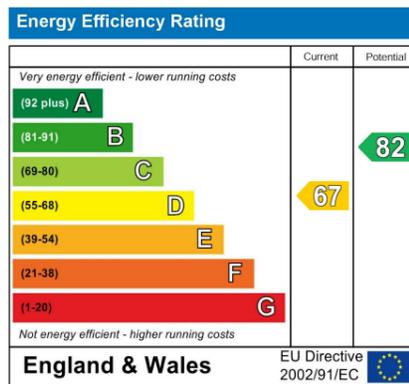


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main Ripon Road. Turn right into Coppice Avenue and turn left into Coppice Way and first right into Coppice Rise where the property is easily found on the right hand side marked by Hopkinsons for sale board.

Council Tax Band C 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.



Offers In Excess Of £300,000

4 Coppice Rise, Harrogate, Yorkshire, HG1 2DP

3 Bedroom House - Semi-Detached

A very well presented three bedroom semi detached house with well proportioned living accommodation and low maintenance gardens. The property has opportunity to be extended in multiple ways, subject to planning permission. Located in a popular residential position close to Harrogate's town centre and wide range of amenities and transport links. Internal inspection strongly recommended.



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

### The Property

With gas fire central heating and double glazing throughout, the living accommodation comprises; reception hall, spacious lounge with feature fireplace and double glass doors leading into the separate dining room. A modern fitted kitchen with a 4 ring gas hob, double electric oven, space and plumbing for washing machine or dishwasher, and a rear door leading out into the garden.

### First Floor

At first floor the landing leads to the master bedroom with fitted wardrobes, second double bedroom again with built in wardrobes, single bedroom/study with a useful storage cupboard. There is a modern fitted updated house bathroom with shower over the bath, w/c and hand basin. Additionally, there is a pulldown aluminium ladder that provides useful storage area to the second floor.

### Outside

To the front of the property is a large block paved driveway offering off street parking for multiple vehicles and leads to the single garage. There is a pathway down the side of the property, leading to the south facing rear terraced garden with the upper part having a block paved patio, surrounded with raised planters creating a pleasant seating area, perfect for entertaining. The lower part of the garden has low maintenance Astroturf with raised beds.

### Surrounding area

The property is located in a convenient near town centre position between Ripon Road and Skipton Road. Nearby there is several primary school options, shops that cater for most daily needs and a regular bus service on Skipton Road leading into Harrogate's town centre with its wide range of amenities and transport links to Leeds, York and London.

