

Occupying a most desirable position on a quiet residential road close to reputable schools is this well presented and extended three bedroom semi-detached property with a lovely, private rear garden, downstairs w/c, parking and timber storage garage.

Fronted by a smart lawn and block paved driveway suitable for two cars, the house opens into a spacious hall with the rare advantage for houses of this type of a downstairs w/c. Leading through there is a good sized lounge centred around a fireplace. A door opens into a formal dining room large enough to accommodate a family sized table, and an extended seating area currently used as a music room. French doors open out on to the delightful, colourful rear garden with various patio seating areas benefitting from afternoon and evening sun. Completing the ground floor is a modern fitted breakfast kitchen with a range of units and integrated appliances, as well as a breakfast bar.

Ascending to the first floor, a bright and airy landing branches off on to two very well proportioned double bedrooms - one with an array of fitted wardrobes, a third larger than normal single bedroom and a fully tiled house bathroom with a corner bath and separate walk-in shower enclosure.

Located to the desirable West of the town centre off Harlow Hill, there is a convenient parade of shops on the Otley Road including a Co-Op. There is a regular bus service into the town centre where the central train station runs services through to the main hubs at York and Leeds. The A1M linking into the national motorway network is only 10.8 miles away and Leeds Bradford International Airport is a mere 20 minutes drive away. The area is renowned for its reputable schooling including Rossett Acre Primary, Harrogate Grammar and Ashville College. The town centre itself offers excellent amenities having fashionable shopping boutiques, a variety of restaurants, bars and coffee shops, as well as excellent recreational facilities.



Bus
5 minutes walk



Main Roads
A1M - 11.3 Miles



Train
Harrogate - 1.9 Miles



Airport
Leeds Bradford - 11.2 miles

Fixtures & fittings

Fixtures and fittings are to be negotiated separately

Services

All mains services are connected.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold