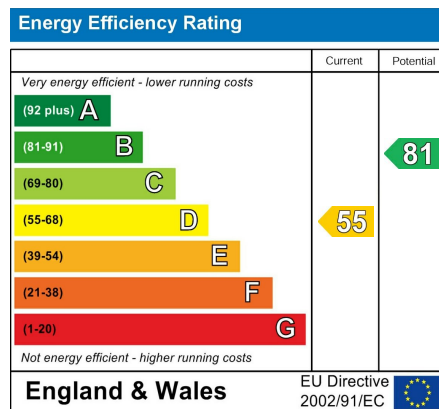


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road and the property is easily found on your 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.



£695,000

10 Otley Road, Harrogate, HG2 0DN

4 Bedroom House - Townhouse

**A stunningly presented four bedroomed period townhouse finished to a high standard and benefitting from a superb location in one of Harrogate's best placed areas close to The Stray, Valley Gardens and local schooling opportunities. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

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With elegant period features throughout and gas fired central heating the living accommodation comprises: Entrance hall, downstairs w/c, superb bay fronted lounge with a feature fireplace with a multi burning stove with a step leading into the open plan dining room creating a wonderful entertaining space with useful fitted storage cupboards, to the rear of the property is the kitchen with integrated and concealed appliances, double oven, hob with extractor and double doors leading out onto the private courtyard.

At first floor from the half landing there is a really useful storage cupboard then up another flight of stairs are the Master bedroom with fitted wardrobes, second double bedroom, house bathroom with white suite including a separate bath, walk in shower, w/c and hand basin.

On the second floor the landing leads to the third double bedroom with fitted furniture and the good sized fourth bedroom and a shower room with walk in shower and w/c.

Outside there are enclosed patio garden area with a storage cupboard and a block paved parking space with unrestricted on street parking available to the side of the property.

