



2 Dorset Close, Harrogate, North Yorkshire, HG1 2LR

**£380,000**

Guide Price

## 2 Dorset Close, Harrogate, North Yorkshire, HG1 2LR

---

A three-bedroom semi-detached property situated in this delightful position, occupying a corner plot, and situated within the prestigious Duchy estate close to woodland and Oakdale golf course.

---

This good-sized property has been well maintained but offers buyers the opportunity to modernise the house to suit their own requirements and has potential to create further bedroom space in the loft, subject to obtaining the necessary consents. Currently there are two reception rooms, and well- equipped kitchen, together with three bedrooms and bathroom. The property is surrounded by attractive gardens with lawn, planted borders and sitting areas and also has a driveway and single garage.

The property is situated in this highly desirable location within the Duchy estate, close to nearby open countryside, yet within easy walking distance of Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with dual aspect and fireplace with living-flame gas fire.

### **DINING ROOM**

A further reception room with bay window.

### **KITCHEN**

With a range of fitted units with gas hob, double oven and space for appliances.

## **FIRST FLOOR**

There are three good-sized bedrooms on the first floor, all with fitted wardrobes.

### **BATHROOM**

A white suite with WC, washbasin, and bath with shower above. Heated towel rail.

### **LOFT**

There is a large loft that has potential for further development subject to obtaining the necessary consents.

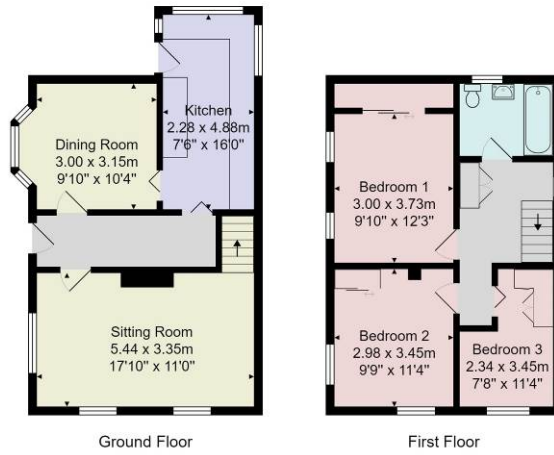
### **OUTSIDE**

The property occupies a good-sized corner plot and is surrounded by attractive gardens with lawn and planted borders as well as outdoor seating areas. A driveway provides parking and lead to a single garage.

**Tenure** - Freehold

**Council Tax Band** - D





Ground Floor

First Floor

Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Daily energy efficient - lower running costs.  
 Not energy efficient - higher running costs.

England & Wales  
EU Directive 2002/91/EC

WWW.EPC4U.COM