



151 Otley Road, Harrogate, North Yorkshire, HG2 0AG

£350,000

Guide Price

151 Otley Road, Harrogate, North Yorkshire, HG2 0AG

A beautifully presented two-bedroom detached property situated in this delightful position, enjoying an attractive outlook over the surrounding countryside.

This excellent property provides very well-presented accommodation with a large reception room with bay windows to the front together with an extended kitchen with dining area with glazed doors overlooking the rear garden. There is also a downstairs shower room. Upstairs, there are two bedrooms and a modern bathroom. The property has an attractive garden with patio and shed. The beautifully presented internal accommodation comprises modern kitchen and bathroom fittings and the house has the benefit of a new roof and modern boiler and central heating system.

This individual property is situated in a super position, overlooking the adjoining countryside yet is just a short distance from the centre of Harrogate and is well served by excellent local amenities, including shops and schools. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A large reception room with bay windows to the front. Wall-mounted electric fire. Open aspect to the front.

DINING KITCHEN

A stunning open-plan kitchen and extended dining area / conservatory with windows and glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob, integrated oven, fridge / freezer, dishwasher and washing machine. Under-stairs cupboard. Amtico flooring.



SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor and heated towel rail.

FIRST FLOOR

BEDROOM 1

A large double bedroom with access to eaves storage and fitted cupboard. Window to the front enjoying attractive outlook and vaulted ceiling with exposed wooden beams.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

With WC, washbasin and bath. Tiled floor. Heated towel rail.



OUTSIDE

The property has an attractive garden and to the rear there is a paved sitting area and shed. Potential to park on the rear garden which has a south-facing aspect.

Tenure - Freehold

Council Tax Band - C





Total Area: 111.0 m² ... 1194 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.
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| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 100% | A | | |
| 75% | B | | |
| 50% | C | | |
| 25% | D | | |
| 0% | E | | |
| | F | | |
| | G | | |
| England & Wales | | 47 | 57 |