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THE HARROGATE ESTATE AGENT

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30 Harlow Avenue, Harrogate, North Yorkshire, HG2 0AS

£425,000

Offers Over

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THE HOME OF PROPERTY
• SINCE •
1921

30 Harlow Avenue, Harrogate, North Yorkshire, HG2 0AS

A beautifully presented four-bedroom semi-detached house with driveway, attractive garden and substantial summerhouse, situated in this desirable south Harrogate location, well served by popular schools.

This impressive property provides generous and flexible accommodation. On the ground floor there is a large sitting room with a wood-burning stove, together with a stunning open-plan kitchen and living / dining area with patio doors leading to the garden. There is a useful downstairs utility room and a downstairs fourth bedroom with en-suite bathroom. On the first floor there are three good-sized bedrooms and a modern shower room. A driveway provides parking and leads to a store with electric door into the rear. There is an attractive and good-sized garden with lawn, patio and substantial summerhouse, providing an additional sitting area or potential to use as a work-from-home space or studio etc.

The property is located in this desirable south Harrogate position, well served by excellent amenities and schools, just a short distance from the town centre, Valley Gardens, the Stray and Harlow Carr Gardens. **Offered for sale with no onward chain.**





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with feature fireplace and wood-burning stove.

BEDROOM 4

A useful additional ground floor bedroom with en-suite.

EN-SUITE BATHROOM

With WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor with under-floor heating.

DINING KITCHEN

With space for sitting and dining areas with glazed doors leading to the garden. The kitchen comprises a range of modern fitted unit with range cooker and space for appliances.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor.

SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

BOARDED LOFT SPACE

Accessed via a pull-down loft ladder, currently used for storage although has potential for a loft conversion. Electric lighting.

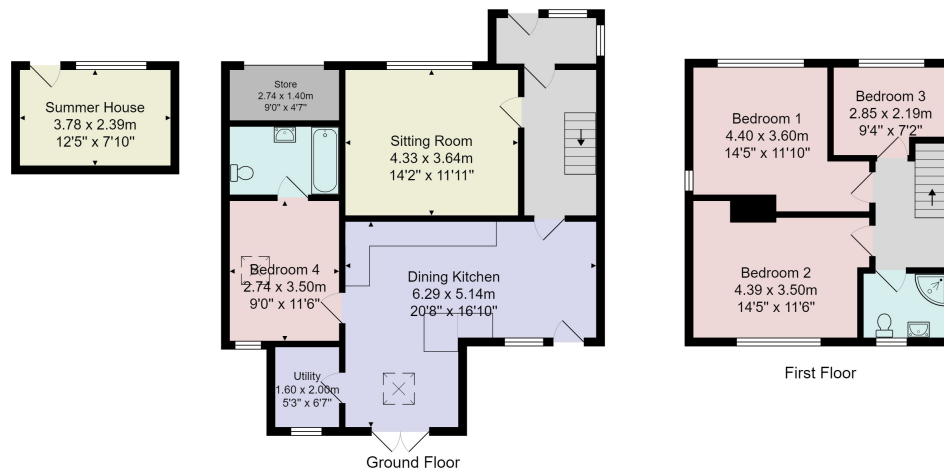
OUTSIDE

A driveway provides parking and leads to a store with electric door. To the rear there is an attractive garden with lawn, well-stocked, planted borders, patio, and summerhouse providing additional outside accommodation, which could be used as an entertaining space, home office or studio and has a covered decked outdoor seating area to the front.

Tenure - Freehold

Council Tax Band - C





Total Area: 118.3 m² ... 1273 ft² (excluding summer house)

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.
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