



3 Bolton Street, Harrogate, North Yorkshire, HG1 5JA

£264,000

Offers Over

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An attractive, beautifully presented two-bedroom stone-built terraced property with good-sized courtyard garden.

This super property is appointed to a high standard and has a living room and dining room on the ground floor. The kitchen leads off the dining room and has a storage/pantry area. Upstairs, there are two double bedrooms, together with a modern bathroom with separate WC. The property also has a forecourt garden with wrought-iron railings. There is an attractive rear paved courtyard garden.

The property is situated in a most convenient location, just off King's Road, which is well served by excellent local amenities, including a parade of shops, and within a few minutes' walk of Harrogate town centre and the railway station.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

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

DINING ROOM

A further reception room providing a dining area with fitted cabinets.

KITCHEN

With a range of fitted units with gas hob, integrated oven, integrated fridge / freezer and space and plumbing for additional appliances. Door leads to the garden.



FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further double bedroom with fitted wardrobes and ornamental fireplace.

BATHROOM

A white suite comprising washbasin set within a vanity unit, shower and bath. Heated towel rail. Tiled walls and floor.



SEPARATE WC

OUTSIDE

There is a forecourt garden to the front with wrought iron railings and gate. There is an attractive enclosed paved courtyard garden providing an excellent outdoor entertaining space and with a useful garden shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 85.1 m² ... 917 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk