



31 Hartley Road, Harrogate, North Yorkshire, HG2 9DQ

£550,000

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A fantastic opportunity to purchase a well-presented four-bedroom detached home, situated in this delightful position adjoining green space and in this desirable south Harrogate position, well served by excellent local amenities.

This super property provides spacious and well-presented accommodation comprising a sitting room, together with separate dining room, well-equipped kitchen, utility area and downstairs WC. Upstairs, there are four bedrooms, each with fitted wardrobes, and the main bedroom has an en-suite shower room. There is also a bathroom with bath and shower. A drive provides parking and leads to an integral double garage and there is an attractive west facing garden enjoying an open aspect over the adjoining green space. The property benefits from double glazing.

The property is situated at the end of a quiet cul-de-sac just off Pannal Ash Road, on the south side of Harrogate, close to popular local primary and secondary schools. Harrogate town centre is just a short distance away via the famous Harrogate Stray. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with fireplace and living-flame gas fire. Windows and glazed doors overlook the garden.

KITCHEN

With a range of fitted wall and base units with gas hob, double oven and integrated dishwasher. Utility area with sink and space and plumbing for washing machine and tumble dryer. External door to side.

DINING ROOM

A further reception room providing a dining area.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor, all with built in wardrobes. The main bedroom has an en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BATHROOM

With WC, washbasin, bidet, bath and separate shower.

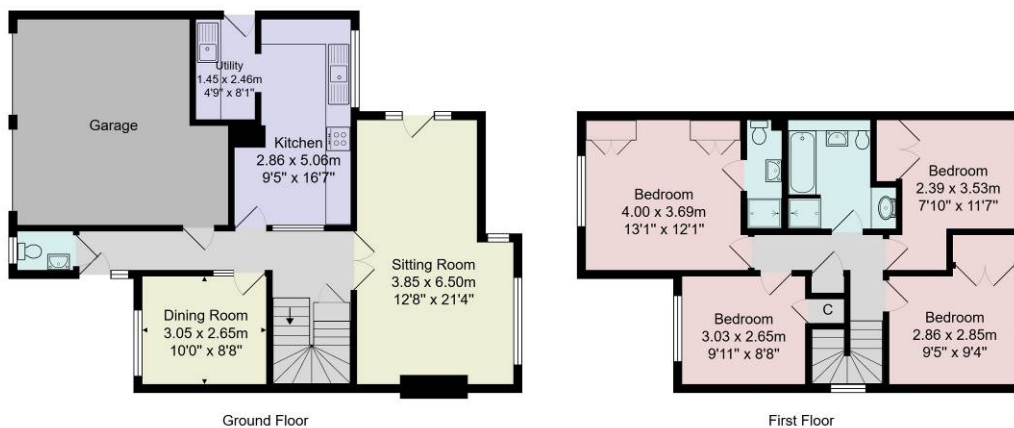
OUTSIDE

A driveway provides parking and leads to a large double integral garage. There is an attractive west facing garden to the rear with open aspect over the adjoining green space with lawn and planted borders.

Tenure - Freehold

Council Tax Band - F

EPC - E



Total Area: 150.8 m² ... 1623 ft²

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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