



32 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

£275,000

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An attractive and beautifully presented stone-fronted two-bedroom town house situated in this popular and highly convenient location close to the famous Harrogate Stray.

This excellent property offers spacious accommodation arranged over two floors, including a sitting room, dining room and stylish fitted kitchen on the ground floor, plus two double bedrooms and large bathroom on the upper floor. Externally, there is an attractive garden to the rear.

The property is situated in a convenient location well served by local shops, close to Harrogate District Hospital and just a short walk from Harrogate town centre via the Stray.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window two front. Feature fireplace with living-flame gas fire.

DINING ROOM

A further reception room with window to rear and fireplace with wood-burning stove. Under- stairs cupboard.

KITCHEN

With a range of stylish fitted units with gas hob, integrated oven, dishwasher and space and plumbing for washing machine and other appliances.



FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good-sized double bedroom with fitted cupboard.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, free-standing bath and shower. Tiled floor. Heated towel rail. Fitted cupboard and electric under-floor heating.



OUTSIDE

The rear of the property there is a good-sized, attractive enclosed paved courtyard garden.

Tenure - Freehold

Council Tax Band - C

EPC - D





Total Area: 87.3 m² ... 940 ft²
 All measurements are approximate and for display purposes only.
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