



149 Skipton Road, Harrogate, North Yorkshire, HG1 4LJ

**£350,000**

Offers Over



## 149 Skipton Road, Harrogate, North Yorkshire, HG1 4LJ

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A beautifully presented and spacious four-bedroom end-of-terrace town house with garage, situated in this convenient location well served by excellent local amenities and just a short distance from Harrogate town centre.

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This impressive property provides generous accommodation with two good-sized reception rooms on the ground floor, together with a stylish, modern fitted kitchen. Upstairs, there are four large double bedrooms and a modern bathroom with separate WC. There is a garden to the front, together with rear yard and single garage.

The property is located in this most convenient location within walking distance of a range of excellent amenities along King's Road and Harrogate town centre. Offered for sale with no onward chain.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with feature fireplace and bay window to front.

### **DINING ROOM**

A further reception room with window to the rear.

### **KITCHEN**

A modern kitchen with a range of stylish fitted units with electric hob, integrated oven and integrated appliances.



## **FIRST FLOOR BEDROOMS**

There are two good-sized double bedrooms on the first floor.

### **BATHROOM**

A modern white suite comprising washbasin and bath with shower above.

### **SEPARATE WC**

## **SECOND FLOOR BEDROOMS**

There are two further good-sized bedrooms on the second floor.



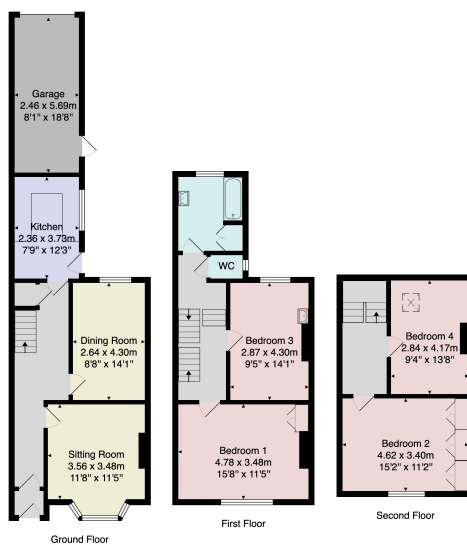
### **OUTSIDE**

To the rear of the property there is a small enclosed garden and a single garage. Forecourt garden to front.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 131.5 m<sup>2</sup> ... 1416 ft<sup>2</sup> (excluding garage)  
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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	57	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			