



12 Osborne Gardens, Harrogate, North Yorkshire, HG1 2EE

**£250,000**

Offers Over



## 12 Osborne Gardens, Harrogate, North Yorkshire, HG1 2EE

---

A three-bedroom semi-detached house with garage and garden, enjoying a delightful outlook over the adjoining parkland.

---

The property has been well maintained but now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. On the ground floor there are two reception rooms, together with a kitchen and conservatory. The first floor offers three bedrooms and a bathroom.

The property is situated in this convenient location, well served by nearby amenities along King's Road and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A reception room with feature fireplace and gas fire, fitted cabinet and shelving and under stairs cupboard.

### **DINING ROOM**

A further reception room with window overlooking the garden.

### **KITCHEN**

With a range of fitted units with worktop and sink. Gas hob, integrated oven and space for appliances.

### **CONSERVATORY**

Providing a further sitting area with windows overlooking the garden.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor with fitted wardrobes and cupboards.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

### **OUTSIDE**

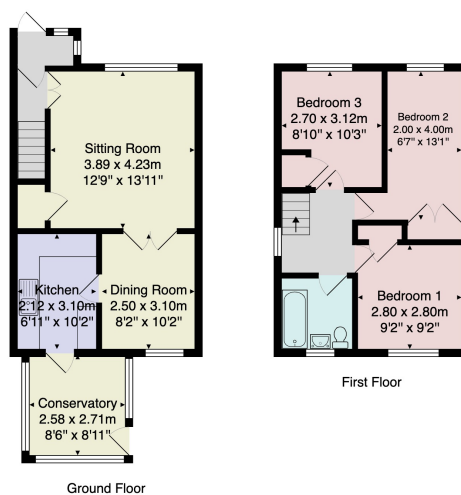
A drive provides parking and leads to a single garage. There is an attractive rear garden with paved sitting areas and garden shed, enjoying a delightful open aspect to the rear over the adjoining parkland.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>  
 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk