



12 College Road, Harrogate, North Yorkshire, HG2 0AQ

£300,000



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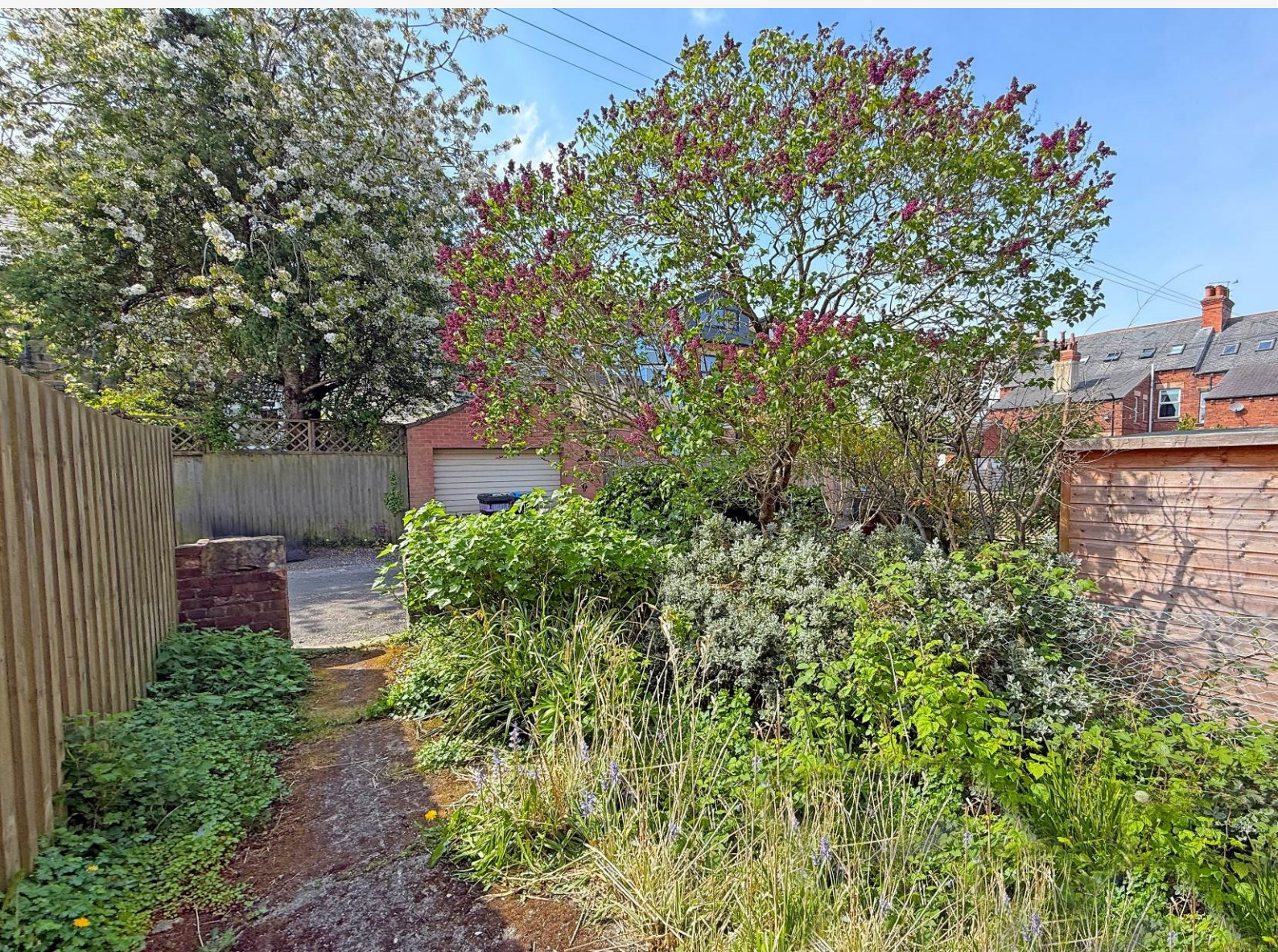
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A spacious three / four-bedroom stone-fronted property situated in a quiet and convenient position on Harlow Hill.

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The property now offers buyers the opportunity to update and modernise their accommodation to suit their own requirements. This super home provides generous accommodation over three floors. On the ground floor there is a sitting room, dining room, kitchen and bathroom. On the upper floors there are three good-sized bedrooms and a large landing / study area, which has potential to create a fourth bedroom if required. To the rear of the property, there is a courtyard garden

The property is situated in a popular residential location, close to shops and services and within the catchment area of well-regarded primary and secondary schools, including Harrogate Grammar school. The property is also close to the Valley Gardens and open countryside. Harrogate town centre is also within easy walking distance. No onward sales chain.







## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with gas fire and fitted cupboard.

### **DINING ROOM**

A further reception room with under-stairs cupboard.

### **KITCHEN**

With fitted units and sink.

### **BATHROOM**

With WC, washbasin and bath.

## **FIRST FLOOR**

### **BEDROOMS**

There are two large bedrooms on the first floor.



## **SECOND FLOOR**

### **BEDROOM**

A further good-sized bedroom and spacious landing area, which could be used as additional living space or could be adapted to create a fourth bedroom if required.

### **OUTSIDE**

There is a courtyard garden to the rear.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 104.4 m<sup>2</sup> ... 1124 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.  
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