



9 St. Andrews Place, Harrogate, HG2 7RW

£260,000

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A beautifully presented three-bedroomed property with good-sized garden and generous driveway providing ample off-road parking.

The property has been refurbished to provide well-appointed accommodation comprising a large reception room with wood-burning stove, dining kitchen with stylish fittings, ground-floor cloakroom, three bedrooms with black out blinds and modern bathroom. To the rear of the property there is a large lawned and patio with awning. A generous driveway to the front is access via double gates and provides parking.

The property is situated in a quiet position in this highly convenient location, well served by the shops and services of Knaresborough Road.





ENTRANCE HALL

With window to front and tiled floor.

CLOAKROOM

With low-level WC and washbasin set within a vanity unit. Window to front. Tiled floor.

SITTING ROOM

A spacious reception room with windows to front and rear and wood-burning stove.



DINING KITCHEN

An open plan living space with dining area, windows to rear and door leading to the garden. Stylish, modern fitted kitchen with worktop and breakfast bar. Electric hob and oven and extractor hood above. Integrated fridge and freezer and plumbing for a washing machine.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom window to rear.

BEDROOM 3

A further bedroom with window to rear.

BATHROOM

A modern white suite with low-level WC, washbasin, bath and separate shower. Window to rear, heated towel rail and tiled walls and floor.



OUTSIDE

Double gates lead to large block-paved drive to the front provides generous off-road parking. To the rear there is a large lawned garden with planted borders and paved patio sitting area with awning.





Ground Floor

First Floor

Total Area: 83.6 m² ... 900 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		