



189 Otley Road, Harrogate, North Yorkshire, HG2 0DA

£359,950

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A well presented three bedroom semi-detached home with garden and garage, situated in this desirable south Harrogate location well served by excellent amenities and schools.

The property provides well presented accommodation with a spacious sitting room, dining room with glazed doors leading to the garden and well equipped kitchen. There is a useful downstairs WC and on the first floor there are three good sized bedrooms and a bathroom. A driveway provides ample parking and leads to a single garage and there is an attractive garden to the rear enjoying a south facing aspect.

The property is situated in this desirable and convenient location, well served by excellent local amenities and popular primary and secondary schools, provides easy access to Harrogate town centre yet is on the edge of beautiful open countryside. Offered for sale with no onward chain.





GROUND FLOOR

CLOAKROOM

With WC and basin.

KITCHEN

With a range of modern fitted units and space for appliances. External door to side.

SITTING ROOM

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

DINING ROOM

A further reception room with glazed doors leading to the garden.



FIRST FLOOR

BEDROOMS

There are three good sized bedrooms on the first floor, including the main bedroom which has fitted wardrobes.

BATHROOM

With WC, basin and bath with shower above. Fitted cupboard.

OUTSIDE

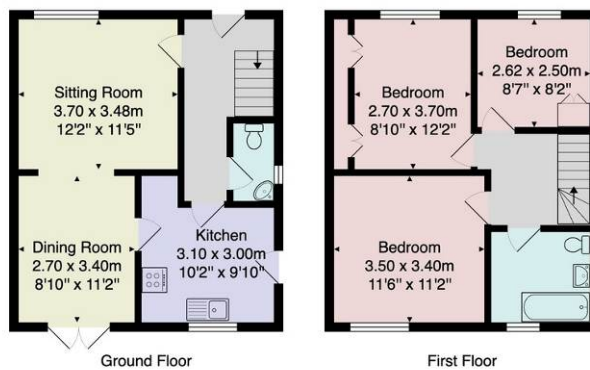
A drive provides parking and leads to a single garage. There is an attractive rear garden with lawn, planted borders and sitting areas.



Tenure - Freehold

Council Tax Band - D





Total Area: 83.8 m² ... 902 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	