



15 Kingsley Park Road, Harrogate, HG1 4RG

**£240,000**



## 15 Kingsley Park Road, Harrogate, HG1 4RG

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A well-presented three-bedroom end-of-terrace house with private garden and off-street parking, situated on a quiet street close to local amenities.

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This attractive home offers spacious and flexible accommodation arranged over two floors, including a generous sitting room, kitchen, conservatory, three bedrooms and a modern bathroom. The property also benefits from a boarded loft for storage, off-street parking to the front and a private garden with lawn and decked sitting area to the rear.

The property is located on a quiet residential street just off Knaresborough Road, well placed for access to shops, schools and Starbeck railway station, while being just a short distance from both Harrogate and Knaresborough town centres.





## GROUND FLOOR

### SITTING ROOM

A spacious dual-aspect reception room with bay window to the front and further window to the rear. Feature woodburning stove.

### KITCHEN

Fitted with a range of wall and base units, gas hob, integrated oven and fridge. Space and plumbing for additional appliances. Door leads to:

### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the rear garden. Recently fitted with an insulated roof.

## FIRST FLOOR

### BEDROOM ONE

A double bedroom with window to the front.

### BEDROOM TWO

A further good-sized bedroom with window to the front.

### BEDROOM THREE

A third bedroom with window to the rear.

### BATHROOM

Fitted with a modern white suite comprising WC, basin and bath with shower above. Heated towel rail.

### LOFT

A boarded loft provides useful storage space.

### OUTSIDE

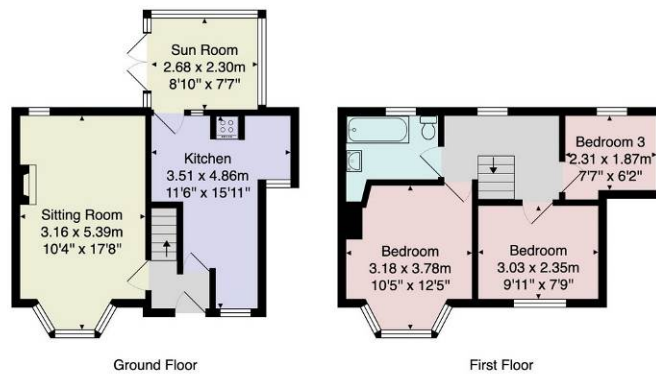
To the front of the property is a driveway providing off-road parking. To the rear, there is an attractive enclosed garden with decked sitting area and lawned garden.

**Tenure** - Freehold

**Council Tax Band** - B

**EPC** - D





Total Area: 70.9 m<sup>2</sup> ... 763 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)