



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

£275,000



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A spacious four-bedroom stone-fronted town house set in a quiet yet convenient position on Harlow Hill.

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This attractive property offers generous accommodation arranged over three floors and now provides buyers with an excellent opportunity to update and modernise to suit their own requirements. The ground floor comprises sitting room, dining room and kitchen. To the upper floors, there are four well-proportioned bedrooms and bathroom. Outside the property benefits from a private courtyard garden to the rear.

Located in a highly regarded residential area, the house is within walking distance of local shops and services, as well as the Valley Gardens and open countryside. It also falls within the catchment of excellent primary and secondary schools, including Harrogate Grammar School, and is just a short walk from Harrogate town centre.







## **GROUND FLOOR**

### **SITTING ROOM**

Open Fire With tiled hearth and surround. Central heating radiator. Windows to front elevation.

### **DINING ROOM**

Useful under stairs storage. Window to rear renovation. Central heating radiator.

### **KITCHEN**

Range of wall and base units, working services having insect 1.5 sink Entitled splashback. Space for range oven with extractor canopy above. Space for dishwasher, plumbing and space for washing machine and space for fridge freezer. Rear access door.



## **FIRST FLOOR**

There are two double bedrooms and a house bathroom with panel bath having shower over and screen, Low flush WC and Pedestal wash basin .

## **SECOND FLOOR**

### **TWO FURTHER DOUBLE BEDROOMS**

### **OUTSIDE**

Outside into the front of four court garden with steps leading to main front door entrance.

To the rear and enclosed courtyard garden.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 115.3 m<sup>2</sup> ~ 1241 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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