



10 Heywood Road, Harrogate, North Yorkshire, HG2 0LU

**£425,000**

Guide Price



## 10 Heywood Road, Harrogate, North Yorkshire, HG2 0LU

---

An immaculately presented three-bedroom detached chalet-style home situated in a fantastic central location just off Cold Bath Road, whilst also enjoying the benefit of private south-facing gardens and off-street parking.

---

This superb property has been extended and comprehensively modernised in recent years to create deceptively spacious accommodation appointed to a high standard throughout.

Particular features include the impressive open-plan living space, high-quality kitchen and two bath/shower rooms, together with the private rear garden which enjoys a sunny aspect. The property is ideally located within easy walking distance of Harrogate town centre, excellent amenities along Cold Bath Road and popular local schools. Offered for sale with no onward chain.





## GROUND FLOOR ENTRANCE HALL

### LIVING ROOM

A stunning open-plan reception space with sitting and dining areas, together with a playroom / study area.

### KITCHEN

A stylish modern kitchen with a range of fitted wall and base units, Belfast sink, integrated electric hob, oven, microwave, dishwasher, fridge / freezer and washing machine.

### SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower.

### BEDROOM 3

A useful ground-floor double bedroom or additional living space.

## FIRST FLOOR

### BEDROOM 1

A good-sized double bedroom with access to eaves storage.

### BEDROOM 2

A further bedroom.

### BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above.

### OUTSIDE

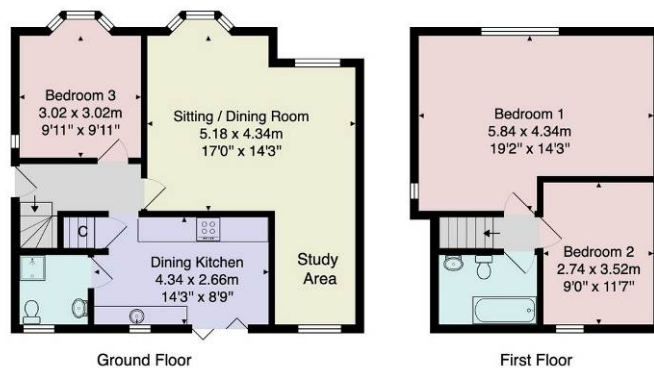
A driveway provides off-road parking. To the rear there is an attractive and enclosed south-facing garden with artificial lawn and decked sitting area, providing an excellent outdoor entertaining space.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 99.5 m<sup>2</sup> ... 1071 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		