



5 St Andrew's Parade, Harrogate, North Yorkshire, HG2 7RJ

**£250,000**

Offers Over

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A well-presented three-bedroom mid-terrace home occupying a generous plot with attractive gardens and off-street parking, ideally positioned just off Knaresborough Road.

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Beautifully styled throughout, this spacious family property offers an entrance hallway, a modern dining kitchen, and a generous sitting room. Upstairs, there are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property enjoys a good-sized front garden and a secure, enclosed rear garden. To the rear, a private driveway provides ample off-street parking.





## GROUND FLOOR ENTRANCE HALL

Stairs to first floor. Useful under-stairs cupboard. Central heating radiator.

## DINING KITCHEN

Fitted with a modern range of wall and base units with working surfaces having inset  $\frac{1}{2}$ -bowl sink and drainer. Four-ring gas hob with oven under and extractor fan over. Integrated fridge freezer and plumbing and space for washing machine and tumble dryer. Space for family dining table. Window to rear elevation. Rear access door.



## SITTING ROOM

Spacious room with window to front elevation and patio doors out to enclosed rear garden. Window to front elevation.

## FIRST FLOOR

Three good-proportioned bedrooms and a modern, the master bedroom having fitted wardrobes and a stylish house bathroom with panelled.

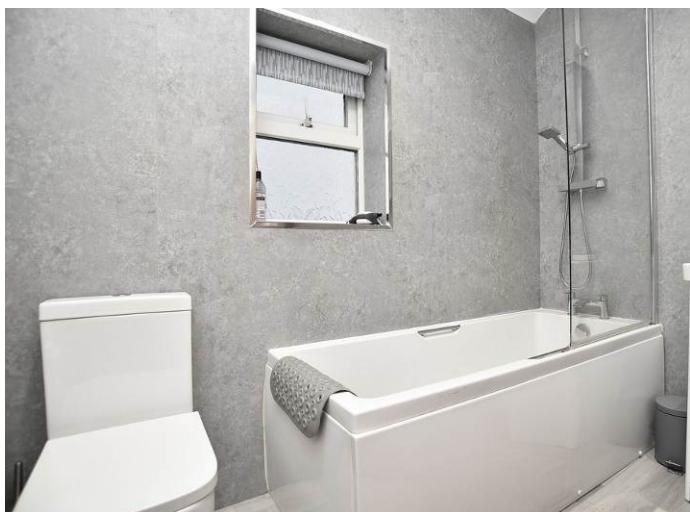
## OUTSIDE

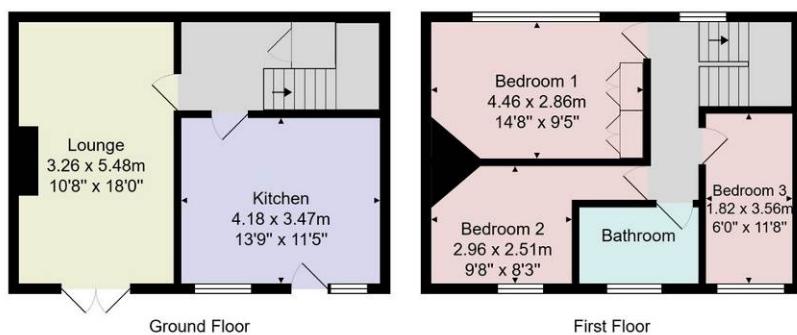
Outside, there is an enclosed lawned garden to the front, with hedging to the boundaries.

To the rear, an enclosed garden features a shaped lawn, a paved seating area, and a timber shed, with hedging to the perimeters. Beyond the garden, a driveway provides ample off-street parking.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 83.3 m<sup>2</sup> ... 897 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.

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