



207 Skipton Road, Harrogate, North Yorkshire, HG1 3EX

£235,000

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A spacious three double bedroom inner terrace house with enclosed rear garden situated in this convenient Harrogate location. Offered for sale with no onward chain.

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This well-presented and extended three-bedroom home is ideally located on Skipton Road, to the north of Harrogate town centre. Offering generous room proportions, modern fittings, and a private enclosed rear garden, the property is perfectly suited to families, couples, and professionals.

Skipton Road offers excellent access to Harrogate town centre, local shops, schools, and everyday amenities. The area is well served by public transport links, making commuting and travel convenient.





The accommodation begins with a welcoming entrance hall featuring tiled flooring and stairs leading to the first floor. The front-facing sitting room benefits from a cast iron fireplace with tiled hearth and useful understairs storage. To the rear, the dining room features an attractive angled bay window and French doors opening directly onto the private garden, creating an excellent space for entertaining and family living.

The modern fitted kitchen offers Shaker-style units with complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven, gas hob with extractor hood, and plumbing for a washing machine. A rear window provides natural light and ventilation.

To the first floor are three well-proportioned double bedrooms and a house bathroom fitted with a white suite comprising bath with Mira shower over, pedestal wash hand basin and low-level WC. A frosted front window and shelved linen cupboard complete the space.

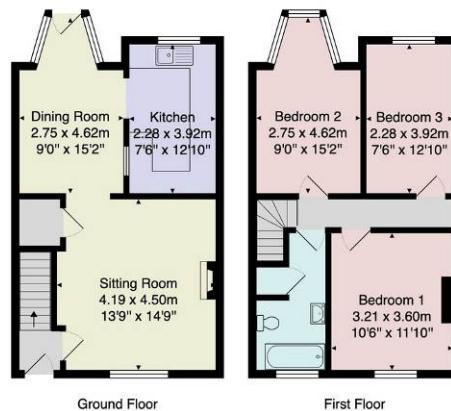
#### OUTSIDE

To the rear of the property is a lawned garden with garden shed. A pedestrian gate to the side gives access across the neighbouring property around to the front on Skipton Road.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 88.4 m<sup>2</sup> ... 952 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			