



VERITY  
FREARSON

6 HARLOW MOOR ROAD, HARROGATE, HG2 0LF

£685,000

## 6 HARLOW MOOR ROAD,

*Harrogate, HG2 0LF*

**A superb four-bedroom, three-bathroom end town house offering spacious and flexible accommodation arranged over three floors, with balcony, garage and driveway. Situated close to Valley Gardens, Cold Bath Road and sought-after local schools, this impressive home is offered for sale with no onward chain.**

This beautifully presented home offers spacious and thoughtfully designed accommodation throughout. The generous living room opens onto a private seating area, perfect for relaxing or entertaining. A large dining kitchen with doors leading to a terrace balcony, perfect for enjoying a morning coffee or fresh air

The property offers four well-proportioned double bedrooms arranged across the upper floors, complemented by a house bathroom, a shower room, and an en-suite. Additional features include a useful utility area, an integral garage, and off-street parking for two vehicles. The property occupies a highly desirable position close to the excellent amenities of Cold Bath Road, within walking distance of Valley Gardens and just a short distance from Harrogate town centre.



Living Room · Dining Kitchen

4 Bedrooms · En-Suite · Bathroom · Shower Room

Off-Road Parking · Garage · Garden · Balcony







## ACCOMMODATION

### ENTRANCE HALL

A welcoming entrance hall with utility area and internal access to the integral garage.

### LIVING ROOM

A spacious reception room with attractive bay window, feature fireplace and door leading to a private courtyard garden.

### DINING KITCHEN

A superb open-plan kitchen and dining area fitted with a range of modern units, integrated appliances including electric oven, gas hob and dishwasher. Double doors open onto a fantastic balcony overlooking the rear aspect.

### FIRST FLOOR BEDROOM ONE

A double bedroom with fitted wardrobes and ensuite shower room.

### ENSUITE

A modern white suite comprising WC, basin and shower.

### BEDROOM TWO

A double bedroom with extensive fitted wardrobes.

### BATHROOM

A white suite comprising WC, basin and corner bath.

### SECOND FLOOR BEDROOM THREE

A double bedroom with window to rear.

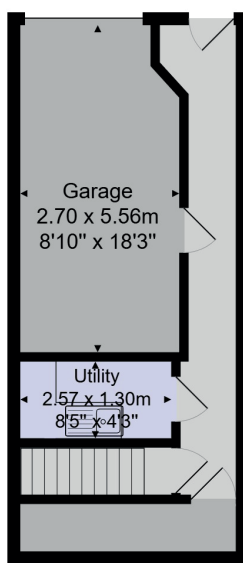
### BEDROOM FOUR

A further double bedroom with skylight window.

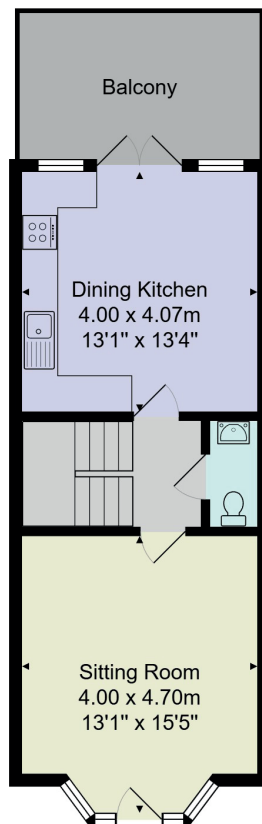
### SHOWER ROOM

A modern white suite comprising WC, basin and shower.

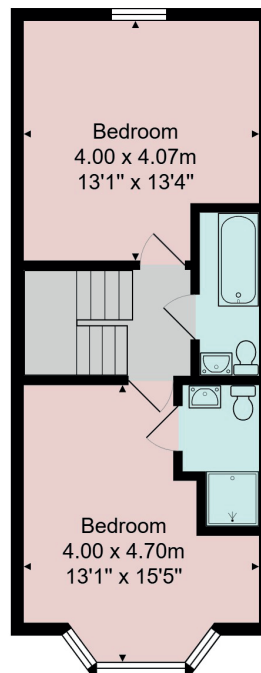
# FLOOR PLAN



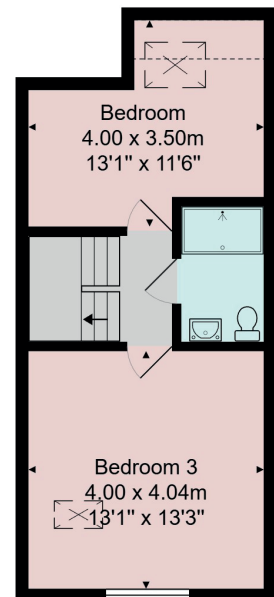
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 153.7 m<sup>2</sup> ... 1654 ft<sup>2</sup> (excluding balcony)

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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### Outside

The property features a front courtyard garden and off-street parking for two vehicles. A driveway leads to the integral single garage with light and power. To the rear, a balcony provides an ideal outdoor sitting area.

Located on Harlow Moor Road, this well-presented townhouse offers comfortable living in a desirable area of Harrogate. The property is conveniently placed for the town centre, local amenities, and transport connections, and falls within the catchment area for several of the town's reputable schools.

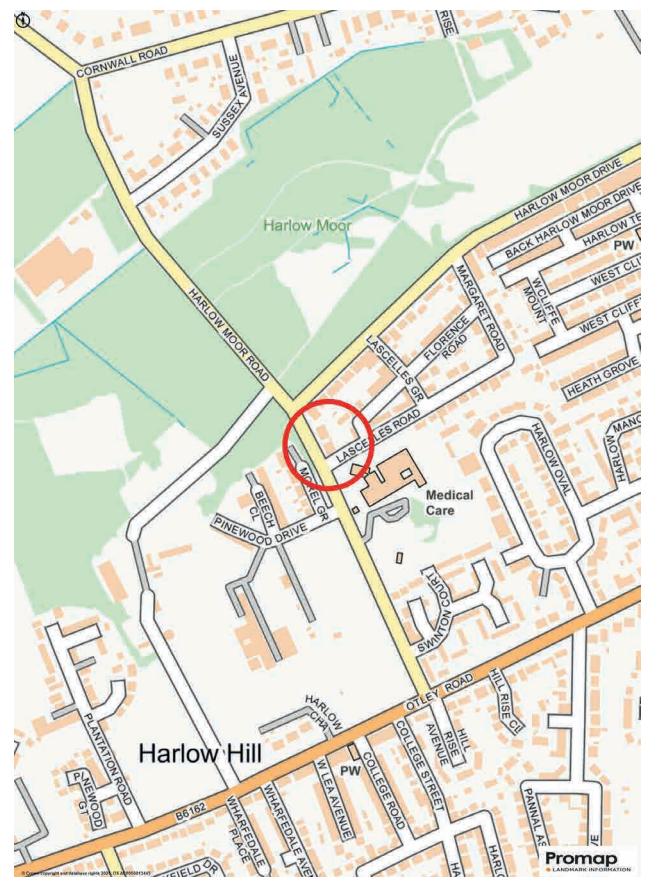
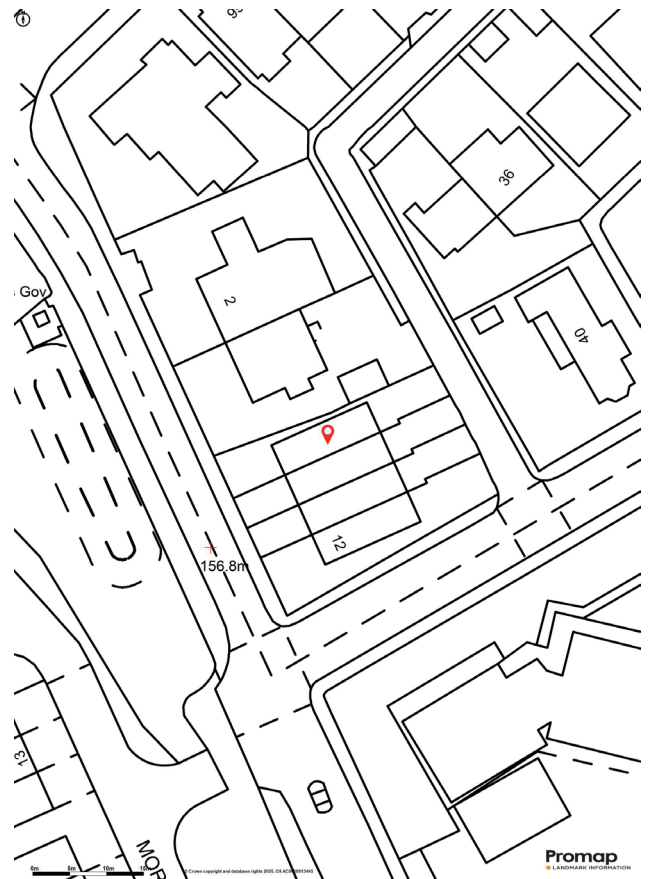
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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