



College Road, Harrogate, HG2 0AQ

- GOOD SIZED ENCLOSED REAR COURTYARD
- Lounge with log burner
- Three double bedrooms
- WC and utility room
- Viewing highly recommended
- Spacious period mid-terrace house
- Sought after South-Side location
- Cellar for extra storage
- Well presented throughout
- Council Tax Band C

Guide Price £385,000



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DESCRIPTION

Located on the ever-popular College Road in Harrogate, this charming terraced home offers the perfect balance of comfort, character, and convenience. With three generously sized double bedrooms, this property is ideally suited to families, professionals, or anyone in need of versatile living space.

Inside, the well-appointed kitchen and dining area provide a warm and welcoming environment. The lounge is beautifully enhanced by a cosy log burner, perfect for creating a snug retreat during the colder months. The thoughtful layout encourages both relaxation and entertaining, making this home as practical as it is inviting.

The property features two modern bathrooms, along with a convenient WC that also houses a utility area—maximising space and functionality for everyday living. A spacious cellar offers additional storage, helping to keep the home organised and clutter-free.

To the rear, a private garden provides a peaceful outdoor space, ideal for dining, unwinding, or enjoying time with family and friends. There is also the option to have off road parking at the rear.

Located on the desirable south side of Harrogate, the property enjoys a peaceful residential setting just moments from local amenities, green spaces, and excellent transport links. Whether you're drawn to the area's vibrant community or its serene lifestyle, this home is an opportunity not to be missed.

EPC

Energy rating D

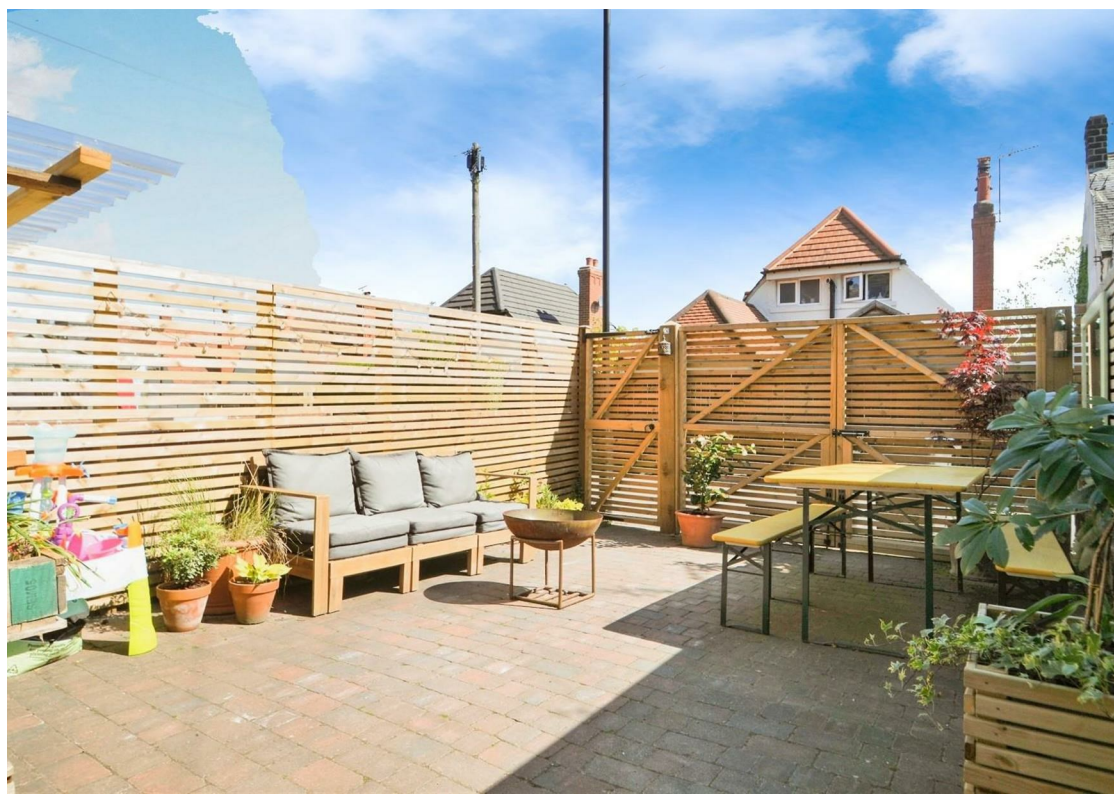
This property produces 6.6 tonnes of CO₂

Material Information - Harrogate

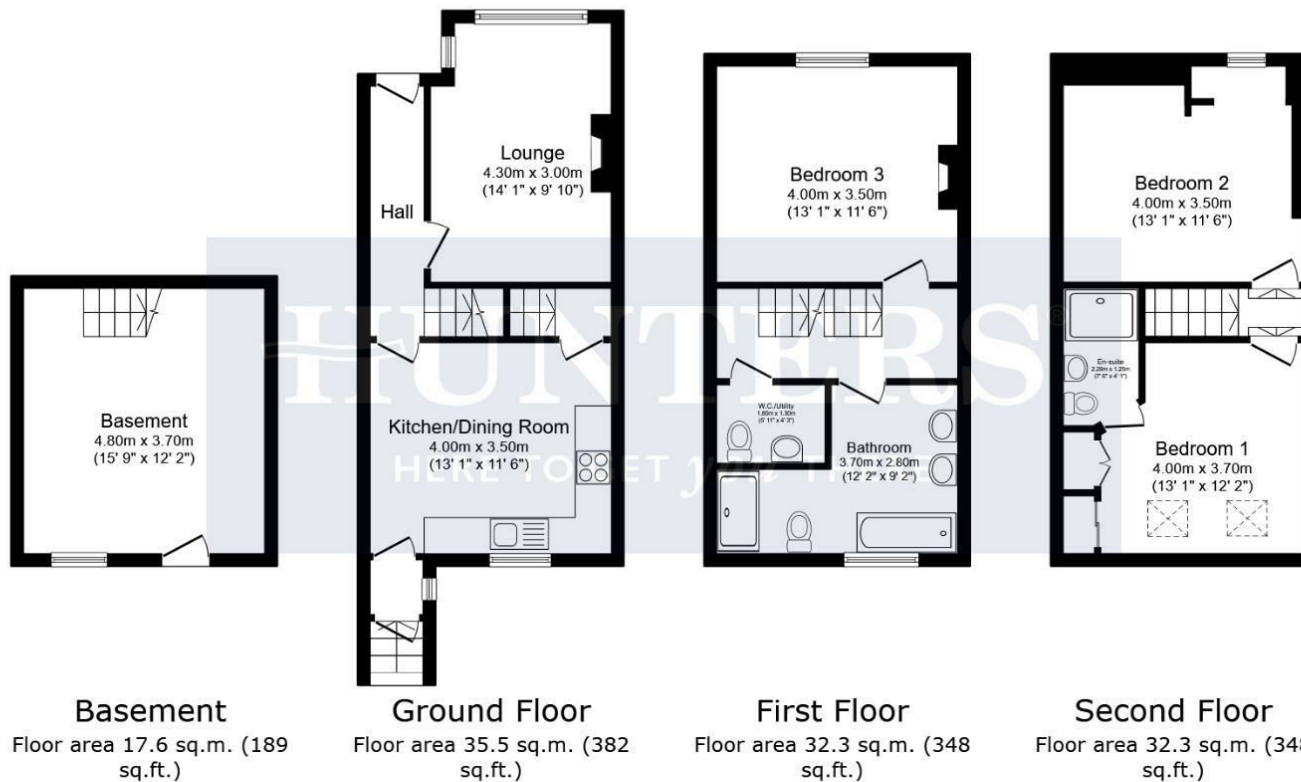
Tenure Type: Freehold

Council Tax Banding: C





29 College Road, Harrogate, HG2 0AQ



Total floor area: 117.7 sq.m. (1,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

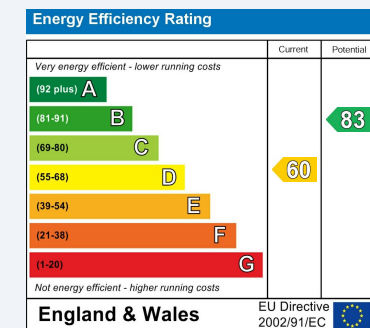
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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