

95 OTLEY ROAD
HARROGATE
HG2 0DU



NICHOLLS
TYREMAN

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A fantastic opportunity to purchase this recently upgraded three-bedroom semi-detached home situated in a popular residential area of Harrogate close to outstanding school, local amenities and lovely parkland.

Entrance Hall | Living Room | Sitting Room | Dining Kitchen | Cloakroom with wc

Three Bedrooms | En-suite | House Bathroom

Gardens | Garden Room/Office/Workshop with Utility Room & Bathroom

Council Tax: E | Energy Rating: TBC | Tenure: Freehold

£650,000





The property is offered with gas fired central heating and double glazing and has recently undergone modernisation throughout.

The property briefly comprises; entrance porch with wood storage, entrance hall, large living room with patio doors, sitting room with log burning stove and bay window, large dining-kitchen with modern units and appliances, and island to seat four and useful downstairs wc.

To the first floor there are three fantastic bedrooms. The main bedroom is a light and airy room with modern en-suite shower room. The second bedroom is a large double with built in wardrobe and railing space and the third room is another double bedroom. The house bathroom offers another fantastic modern suite with large bath and shower over the top.

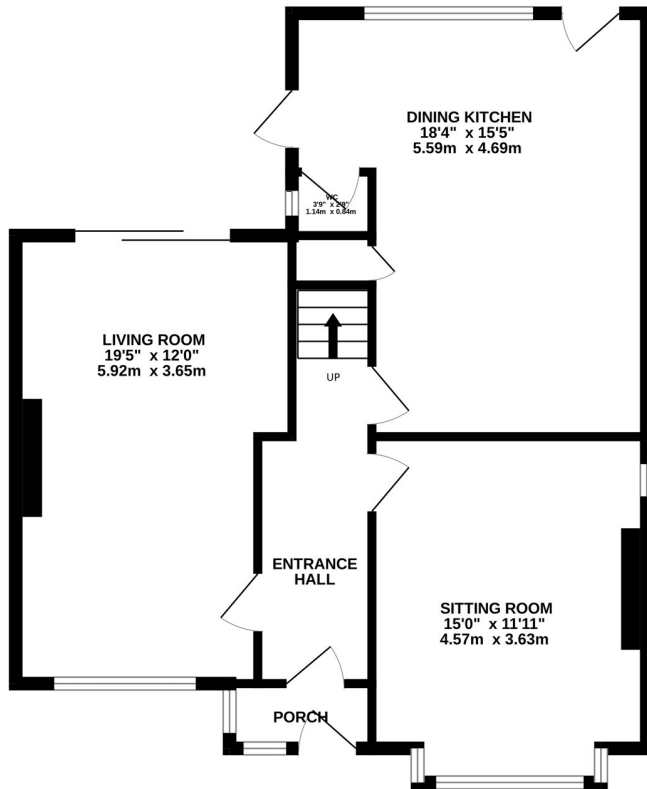


OUTSIDE

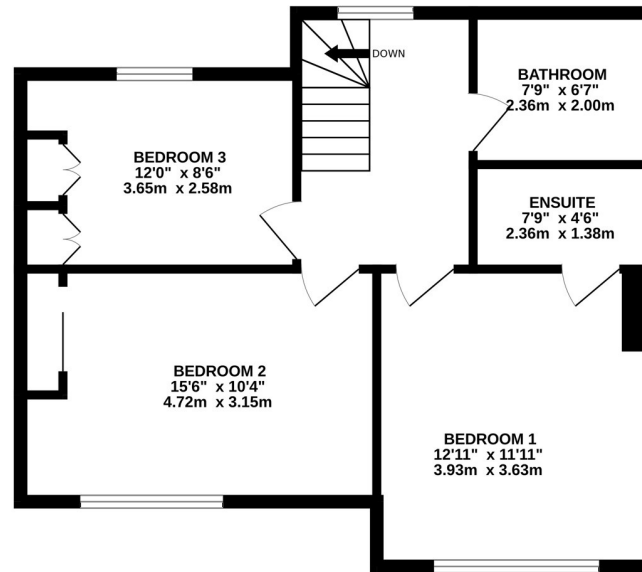
Externally the property also boasts a wonderful outbuilding. The multifunctional space offers a utility space with kitchen units, sink and appliances, a large room which has been used as a guest space, gym, playroom and many other things and there is another modern shower room to round off the fantastic space.

The property also boasts a lovely front garden, driveway for two cars, log storage and shed and a private rear garden laid to lawn with an undercover patio space just off the kitchen.

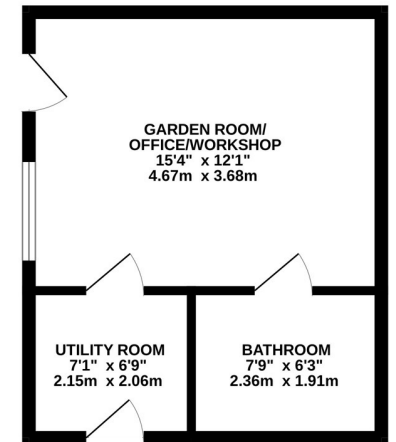
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



GARDEN ROOM
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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WWW.NICHOLLSTYREMAN.COM