



77 Harlow Crescent, Harrogate

£285,000 Freehold

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A spacious three bedroom semi-detached family home with driveway and garage, occupying a desirable residential position within the catchment area for well-regarded primary and secondary schools. The property has been carefully maintained over the years and offers generous, well-proportioned accommodation, whilst now providing an excellent opportunity for a purchaser to update and modernise the interiors to suit their own tastes and requirements.

With two reception areas, three bedrooms, off-road parking, garage and a low-maintenance rear garden, this is an appealing home with considerable potential in a sought-after and convenient location.

OUTSIDE

A driveway provides off-road parking and leads to a single garage. To the rear is an attractive, low-maintenance paved garden with established planted borders and ample space for outdoor furniture, providing an excellent setting for sitting, dining and entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

An entrance porch opens into a spacious and welcoming reception hall.

The sitting room is a generous reception room with a bay window to the front and an attractive fireplace incorporating a living flame gas fire.

There is a separate dining room providing ample space for a dining table, also featuring a living flame gas fire. The room has been extended to create an additional sitting area, with glazed doors opening directly onto the rear garden and providing a pleasant connection between the house and outside space.

The kitchen is fitted with a range of wall and base units and incorporates a gas hob and oven, together with space for additional appliances.



FIRST FLOOR

The principal bedroom is a generous double room with a bay window to the front and fitted wardrobes.

Bedroom two is a further good sized double room, also benefiting from fitted wardrobes.

The third bedroom is ideal as a single bedroom, nursery or home office.

The accommodation is served by a shower room fitted with a white suite comprising a WC, washbasin and shower.



OUTSIDE

A driveway provides off-road parking and leads to a



Total Area: 93.4 m² ... 1005 ft² (excluding garage)

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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