



**61 Old Trough Way, Harrogate**

**£300,000 Freehold**



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A spacious and well-presented three-bedroom semi-detached property ideally positioned close to open countryside and within easy reach of Harrogate town centre. Situated in a quiet residential area, the property enjoys close proximity to the scenic Nidd Gorge and surrounding countryside, while also being conveniently located for local amenities and the centre of Harrogate.

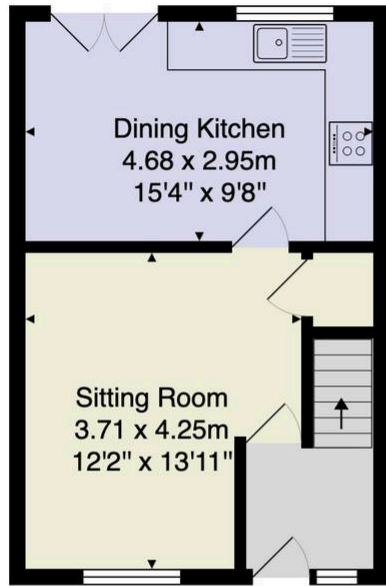
Council Tax band: C

Tenure: Freehold

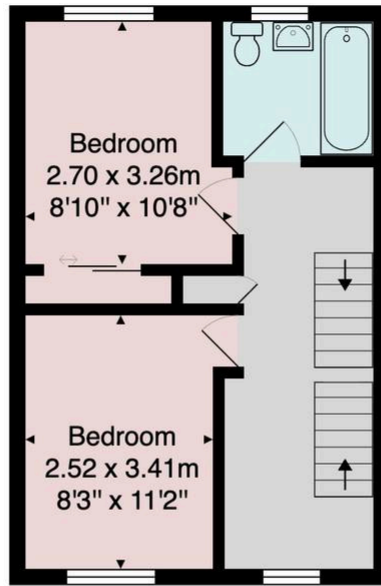


Arranged over three floors, this property offers generous and well-appointed accommodation. The ground floor features a living room and a modern dining kitchen with patio doors opening onto the rear garden. To the upper floors, there are three well-proportioned bedrooms, a useful study area, and a house bathroom. Externally, the property benefits from a low-maintenance rear garden with a patio area. A driveway provides off-street parking and leads to a garage.

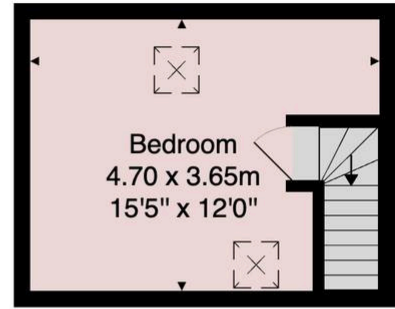




Ground Floor



First Floor



Second Floor

Total Area: 86.0 m<sup>2</sup> ... 926 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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