



69 Larkfield Road, Harrogate, North Yorkshire, HG2 0BU

**£375,000**

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A well-presented three-bedroom semi-detached home, occupying a generous plot with ample off-street parking, garage and gardens, situated within this highly sought-after location.

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The property is situated at the head of a quiet cul-de-sac in the Harlow Hill area of Harrogate, popular due to its close proximity to local schools, public transport and Harrogate town centre.





The property provides spacious and well-presented accommodation comprising; an entrance hall with useful storage cupboards, a generous sitting room featuring an attractive focal fireplace and enjoying plenty of natural light, and a separate dining area with double doors opening onto the rear garden and internal doors providing an excellent flow through to the sitting room. The accommodation is completed on the ground floor by a well-appointed fitted kitchen, offering a range of wall and base units with contrasting work surfaces, integrated cooking appliances, excellent storage and preparation space, and a door providing direct access to the rear garden.



To the first floor there are three well-proportioned bedrooms, including a spacious principal bedroom benefitting from fitted wardrobes, along with a modern family bathroom fitted with a white suite comprising a panelled bath with shower over, washbasin set within a vanity unit, and WC.

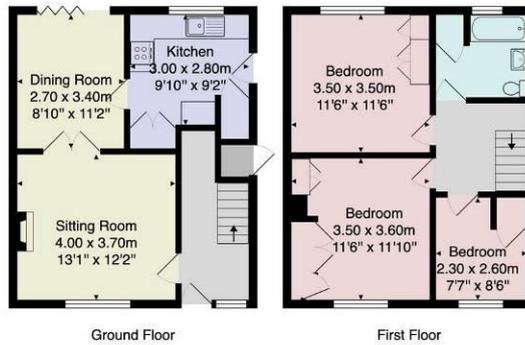
### **OUTSIDE**

Externally, the property enjoys a generous driveway to the front providing ample off-street parking and leading to a single garage, together with a well-maintained lawned garden. To the rear is a pleasant and private garden, predominantly laid to lawn with a paved patio area ideal for outdoor seating and entertaining, complemented by established hedging and planting offering a good degree of privacy.

**Tenure - Freehold**

**Council Tax Band - C**





Total Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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