

FOR SALE



Harcourt Drive, Harrogate, HG1 5AB
Asking Price Of £440,000


MARTIN & CO



Extending to approximately 1,471 sq ft and arranged over three spacious floors, this beautifully appointed three-bedroom townhouse offers high-specification living, excellent energy efficiency, and a thoughtfully designed layout perfectly suited to modern lifestyles.

- Sought-after Harrogate location
- Offered for sale with no onwards chain
- Two private balconies
- Integral carport parking
- Courtyard garden with pergolas and covered patio area
- Fully integrated kitchen and separate utility room
- Two modern bathrooms
- Ground floor bedroom with direct garden access
- Electric heat pump and solar panels
- Skylight enhancing natural light throughout
- Underfloor heating to first and second floors

A welcoming entrance porch, complete with a handy built-in storage cupboard, leads into the home. With internal access from a generous covered carport, with useful secure storage cupboard, providing convenient off-street parking.

The ground floor hosts a well-proportioned double bedroom featuring fitted wardrobes and sliding door that opens directly onto the garden, creating a seamless indoor-outdoor connection, alongside a contemporary bathroom that makes this level ideal for guests, multi-generational living, or a private home office suite.

The first floor forms the heart of the home, where an impressive living room of approximately 20 feet provides a superb space for both relaxing and entertaining. To the rear, a stylish kitchen/breakfast room with sliding door access opens onto a private balcony, offering the perfect spot for morning coffee or evening dining. The kitchen and adjoining utility room are fully equipped with an extensive range of integrated appliances, including a fridge freezer, twin dishwashers, undercounter freezer, washing machine, and tumble dryer, ensuring both practicality and a sleek finish throughout. This level, along with the second floor, benefits from underfloor heating, adding an extra touch of comfort and efficiency.

On the second floor, two further generous double bedrooms provide well-balanced and highly versatile accommodation. The rear bedroom benefits from fitted wardrobes and is currently utilised as the principal bedroom. To the front, a second spacious room opens onto a private balcony via sliding doors and is presently arranged as a stylish home office, complete with a range of fitted storage. This flexible layout allows for easy reconfiguration to suit individual needs, whether as additional bedrooms, workspace, or a combination of both. A modern family bathroom completes this level, while a well-positioned skylight above floods the stairwell, hallway, and landing with natural light, enhancing the sense of space and creating a bright, airy atmosphere throughout the home.

Externally, the property continues to impress with a

beautifully arranged courtyard-style garden designed for both relaxation and entertaining, featuring a covered patio seating area, mature and well-established shrubbery, two attractive pergolas, and a useful garden shed, benefitting from both lighting & power. In addition, the two private balconies provide valuable and versatile outdoor space rarely found in townhouses of this style.

The home is further enhanced by an electric heat pump and solar panels, delivering excellent sustainability credentials and contributing to an impressive EPC rating of 82 (B), helping to reduce running costs while supporting energy-efficient living.

Situated within easy reach of Harrogate town centre, the property enjoys access to a wide range of amenities including shops, restaurants, well-regarded schools, and excellent transport links, making it an ideal choice for families, professionals, and downsizers alike.

Further useful information regarding this fantastic property includes:

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, solar panels, heat source, and mains water

Broadband availability: Full fibre to the property with estimated speeds up to 1,800 Mbps

Mobile Coverage: O2, Vodafone, Three & EE

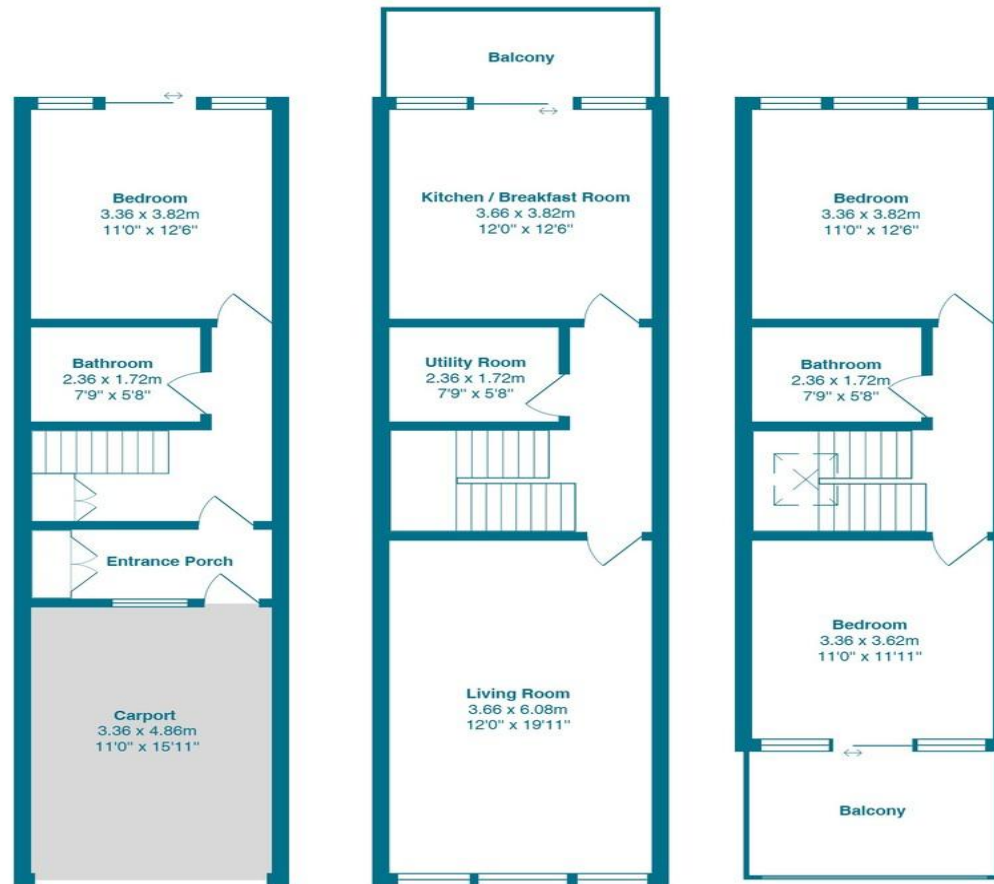
TV & Satellite availability: VIRGIN, Sky & BT

Flood Risk: Very low risk

Energy Performance:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 136.6 m² ... 1471 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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