



12 College Road, Harrogate

£400,000 Offers Over

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**A newly refurbished four bedroom townhouse, combining attractive period features with stylish modern fittings, situated in a convenient and popular location close to local schools and within easy reach of Harrogate town centre. The property also enjoys proximity to open countryside, offering an excellent balance of town and country living.**

**The accommodation is arranged over three floors and has been finished to a high standard throughout, providing well proportioned and beautifully presented living space ideally suited to modern family life.**

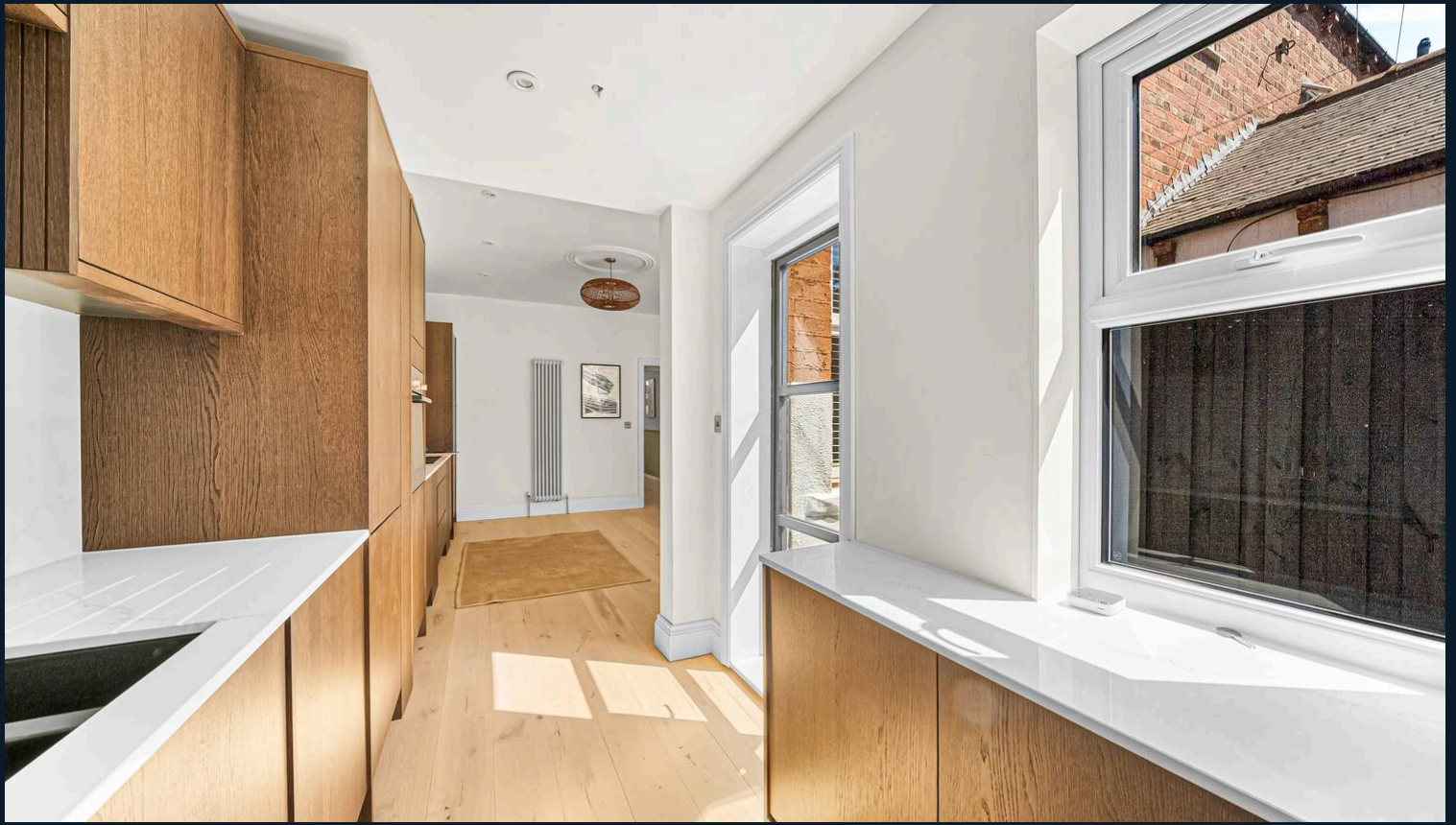
#### **OUTSIDE**

**To the rear of the property there is an attractive enclosed garden with paved sitting area, creating an excellent space for outdoor entertaining with south west facing aspect.**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



#### GROUND FLOOR

The accommodation opens into a sitting room with an attractive tiled fireplace, creating a characterful reception space.

To the rear there is a stunning kitchen and dining area, fitted with a range of stylish modern units with quartz worktops, together with integrated appliances including an induction hob, oven, fridge freezer and dishwasher, and providing ample space for dining.

There is also a utility / WC fitted with units, worktop and basin, together with space and plumbing for a washing machine.

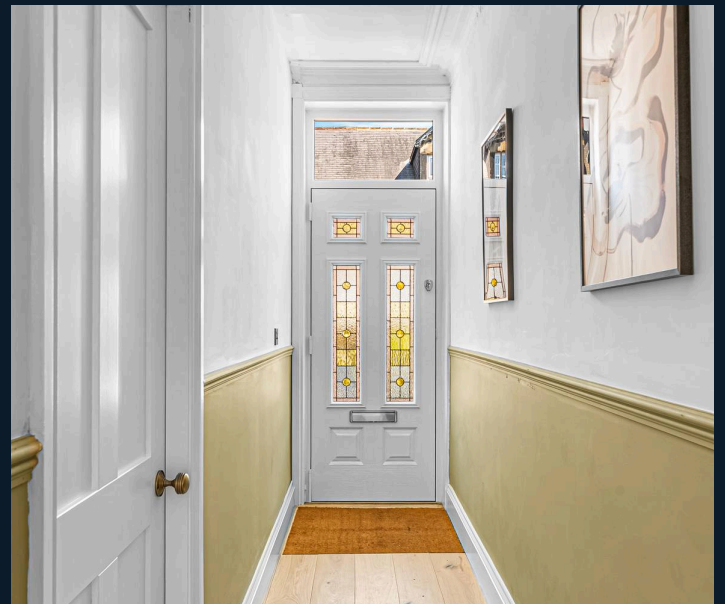
#### FIRST FLOOR

On the first floor there are two bedrooms, including a particularly generous principal bedroom featuring an attractive ornamental fireplace.

The accommodation is served by a modern bathroom fitted with a white suite comprising twin washbasins, WC and bath with shower above.

#### SECOND FLOOR

The second floor provides two further good sized bedrooms, both benefiting from ornamental fireplaces.





Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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