



14 Rothbury Close, Harrogate

£249,950 Freehold



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A beautifully presented two-bedroom house occupying one of the most desirable positions within this quiet cul-de-sac on the south-eastern outskirts of Harrogate.

This beautifully presented two-bedroom end townhouse offers stylish, move-in-ready accommodation, exceptional landscaped gardens, private off-road parking and exciting potential to extend to the side, subject to the necessary planning permissions and building regulations.

Enjoying an enviable end position bordering mature trees and open green space, the property offers a wonderful sense of privacy whilst remaining within easy reach of excellent local amenities, highly regarded schools, supermarkets, transport links and Starbeck railway station.

Ideally positioned close to open countryside whilst remaining conveniently placed for Harrogate town centre, local shops, supermarkets, schools and excellent commuter links, this outstanding home perfectly combines stylish living, impressive outdoor space and exciting future potential.

Council Tax band: B

Tenure: Freehold



Beautifully maintained throughout, the property benefits from gas central heating and double glazing. A welcoming entrance hall leads into a bright and elegant sitting room, while to the rear is a superb full-width dining kitchen featuring contemporary fitted cabinetry, quality worktops, integrated appliances and ample space for family dining and entertaining.

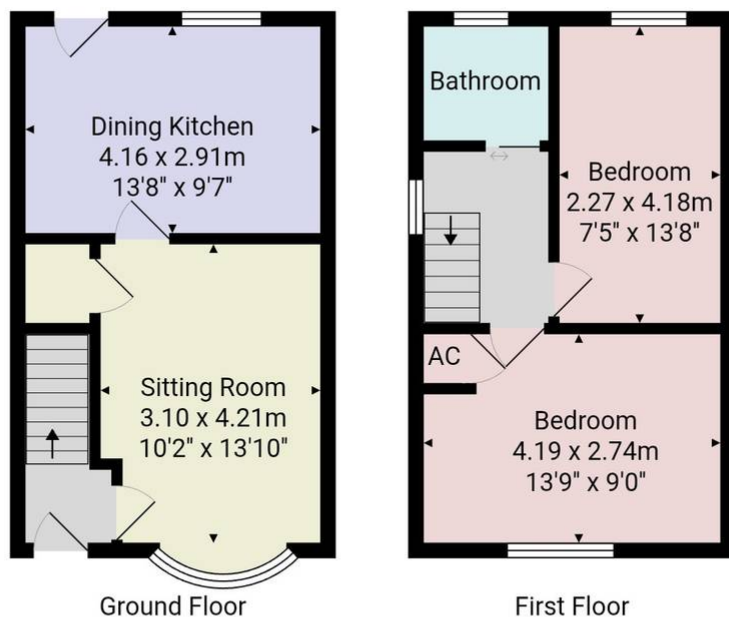
To the first floor are two generous double bedrooms, both finished to an excellent standard, together with a stylish fully tiled bathroom fitted with a contemporary white suite.

Outside is where this home truly stands apart. The south-facing rear garden has been thoughtfully landscaped to create a superb outdoor living space. A raised composite deck provides the perfect setting for entertaining or relaxing in the sunshine, overlooking a beautifully maintained lawn and decorative gravel seating area. High-quality fencing provides excellent privacy, while the mature trees beyond the boundary create a leafy backdrop that gives the garden a far more secluded feel than many modern developments.

A particular advantage of this end townhouse is the generous side garden, which not only provides additional outdoor space but also offers excellent potential for a side extension (subject to the necessary planning permissions and building regulations), allowing future owners the opportunity to increase the accommodation if desired.

To the front, the property enjoys an attractive lawned garden with established planting, together with a useful garden store and private off-road parking for two vehicles.





Total Area: 61.3 m² ... 660 ft²

All measurements are approximate and for display purposes only.

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