

FOR SALE



Ash Road, Harrogate, HG2 8EB
Offers Over £300,000

MARTIN&CO



- Offered with no onward chain
- Prime South Harrogate location close to schools
- Excellent commuter links via Hornbeam Park railway station and Leeds Road (A61)
- Three-bedroom traditional semi-detached home
- Open-plan living and dining room with patio doors to the garden
- Front and rear gardens with excellent potential
- Driveway with carport providing off-street parking
- Loft with potential for conversion (subject to survey and planning permission)



This traditional three-bedroom semi-detached home offers a fantastic blank canvas, ready for modernisation to bring it up to today's desired standards.

The ground floor features an entrance hallway leading to an open plan living and dining room, creating a bright, sociable, and practical family space, with patio doors opening onto the rear garden - perfect for indoor-outdoor living.

The kitchen is fitted with a range of units and includes a hob, oven, extractor, and space with plumbing for further appliances. With a window overlooking the rear garden ideal for keeping an eye on children at play. There is also access to the side of the house, providing convenience.

To the first floor are two good-sized double bedrooms with built-in storage, and a further single bedroom, ideal for younger members of the family or as a home office. The house bathroom comprises a three-piece suite, including a P-shaped bath with shower over.

Externally, the property benefits from a driveway with carport, off-street parking, and gardens to both the front and rear. The rear garden offers fantastic potential for landscaping or extension (subject to necessary consents), making it particularly appealing for buyers looking for a long-term family home. The loft is currently unused but presents further potential, subject to survey and planning permission.

Whilst the property would benefit from renovation, it is fully liveable and practical as an ongoing project for buyers wishing to personalise their home over time. The house is offered to the market with no onward chain and is currently occupied by tenants whose tenancy ends in April, providing vacant possession upon completion.

Location:

Ash Road is situated on the sought-after south side of Harrogate, a popular area for families. Local schools include Oatlands Infant & Junior Schools and some of Harrogate's most desirable secondary schools, including St Aidan's Church of England High School and St John Fisher Catholic High School.

Commuters benefit from nearby Hornbeam Park railway station for direct links to Leeds and York, as well as quick access to the Leeds Road (A61) and Hornbeam Park Business Park. For everyday shopping and leisure, the M&S Foodhall and a parade of local shops and cafés along Leeds Road are just a short walk away. Recreational parks and open fields are also close by, providing excellent outdoor space for children and pets.

This property presents an excellent opportunity to acquire a well-located family home with tremendous potential in a prime South Harrogate location. Early viewing is strongly recommended.

Further useful information regarding this fantastic home includes:

Tenure: Freehold

Lettings: The property is currently let, with the current tenancy due to expire in April 2026. The property is currently achieving £1,000PCM

Council Tax Band: C

Services: Mains electricity, gas, and water

Broadband availability: Fibre to the premises, with estimated speeds of up to 1130 Mbps

Mobile Coverage: O2, Vodafone, Three & EE

Satellite & Cable TV: Sky, BT & Virgin

Flood Risk: Very low risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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