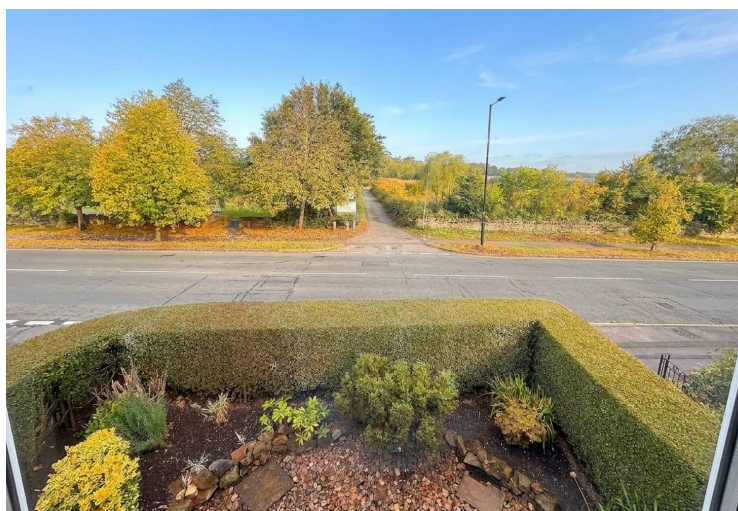




151 Otley Road, Harrogate

£379,950

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A beautifully presented two-bedroom detached property situated in this delightful position, enjoying an attractive outlook over the surrounding countryside. This excellent property provides very well-presented accommodation with a large reception room with bay windows to the front together with an extended kitchen with dining area with glazed doors overlooking the rear garden. There is also a newly fitted downstairs shower room. Upstairs, there are two bedrooms and a modern bathroom. The property has an attractive garden with patio and shed. The beautifully presented internal accommodation comprises modern kitchen and bathroom fittings and the house has the benefit of a new roof and modern boiler and central heating system.

This individual property is situated in a super position, overlooking the adjoining countryside yet is just a short distance from the centre of Harrogate and is well served by excellent local amenities, including shops and schools.

OUTSIDE

The property has an attractive garden and to the rear there is a paved sitting area. Timber garden shed. The enclosed rear garden also provides secure off street parking if required.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR RECEPTION HALL

SITTING ROOM

A particularly attractive and large reception room with bay windows to the front. Wall mounted electric fire. Open aspect to the front.

DINING KITCHEN

A stunning open plan kitchen and extended dining area / conservatory with windows and glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob, integrated oven, fridge/freezer, dishwasher and washing machine. Under stairs cupboard. Amtico flooring.

SHOWER ROOM

A recently fitted white suite comprising WC, basin and a shower. Modern tiled walls and floor and heated towel rail

FIRST FLOOR BEDROOM 1 A large double bedroom with access to eaves storage and fitted cupboard. Window to the front enjoying attractive outlook and vaulted ceiling with exposed wooden beams.

BEDROOM 2 A further bedroom with window to rear.

BATHROOM With WC, washbasin and bath. Tiled floor. Heated towel rail.





Total Area: 111.0 m² ... 1194 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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