



49 Harlow Park Road, Harrogate, North Yorkshire, HG2 0AN

£350,000

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A spacious and extended three-bedroom semi-detached house with driveway, garage and garden, situated in a quiet and well-established residential area.

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Situated within a quiet and popular residential area, close to local amenities, schools and green spaces, the property represents an excellent opportunity for those seeking a well-located family home in Harrogate.





This well-proportioned semi-detached home offers practical and flexible accommodation comprising an open plan sitting area, dining area and kitchen, all arranged as one continuous living space. The living and dining area provides ample space for both seating and dining furniture and opens through to the kitchen area, creating a sociable and functional layout.



The kitchen is fitted with a range of wall and base units with complementary work surfaces and integrated appliances. Rooflight windows provide excellent natural light, and French doors open directly onto the rear garden. A separate utility room adjoins the kitchen and offers additional work surfaces, storage and space for appliances, helping to keep the main kitchen area clear and functional. A ground floor WC completes the ground-floor accommodation.



To the first floor, there are three bedrooms and a house bathroom. The principal bedroom is a well-proportioned double bedroom featuring a bay window to the front elevation and fitted wardrobes providing useful storage. Bedroom 2 is a further double bedroom with a window to the rear elevation and fitted storage. Bedroom 3 is a good-sized single bedroom, suitable for use as a bedroom, home office or study. The house bathroom is fitted with a panelled bath, separate shower enclosure, low-level WC and washbasin, and benefits from recessed ceiling lighting together with a window providing natural light and ventilation.

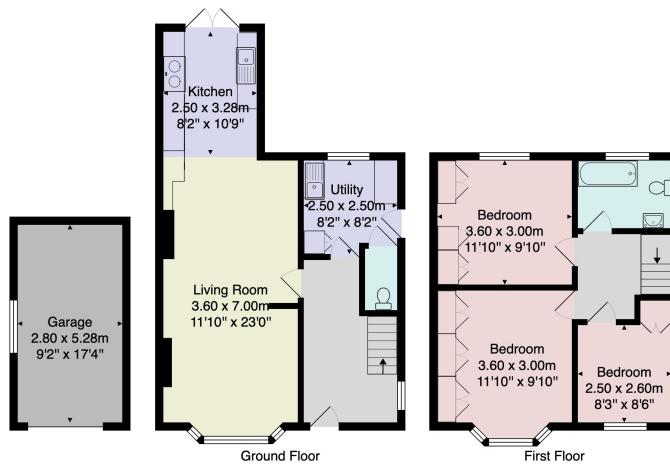
#### OUTSIDE

Externally, to the front of the property there is driveway parking providing space for two vehicles. To the rear is an enclosed garden featuring a raised decked seating area with fenced boundaries providing a good degree of privacy. The property also benefits from a detached garage offering additional storage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 97.7 m<sup>2</sup> ... 1051 ft<sup>2</sup> (excluding garage)

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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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		