



**47 Larkfield Road, Harrogate**

£335,000 Offers Over



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A well-presented three-bedroom semi-detached property, carefully maintained over the years, offering an excellent opportunity for a purchaser to modernise and personalise a home in this highly desirable residential location.

Externally, the property enjoys well-maintained gardens to both the front and rear. The front garden is mainly laid to lawn with a driveway providing ample off-street parking and access to a detached garage. To the rear is a private and enclosed garden, predominantly laid to lawn and bordered by fencing and mature hedging—creating a pleasant space for outdoor seating and entertaining.

Situated in the popular Harlow Hill area of Harrogate, the property is well placed for a range of local amenities, reputable schools, public transport links and convenient access to Harrogate town centre.

Council Tax band: C

Tenure: Freehold

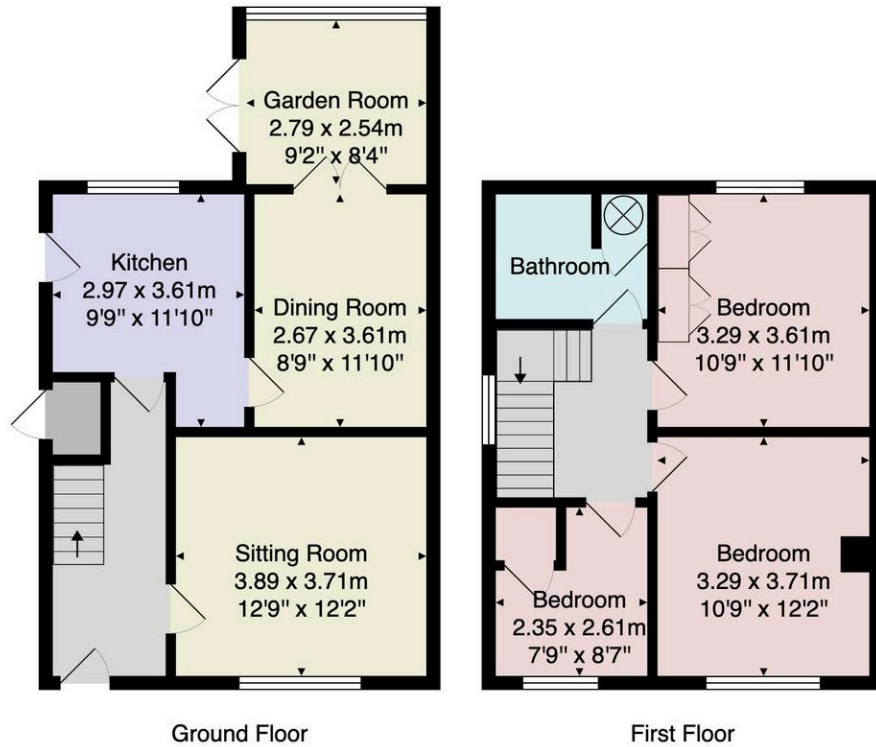


The ground floor accommodation comprises an inviting entrance hall with staircase leading to the first floor, a well-proportioned sitting room featuring a large window and central fireplace, and a fitted kitchen with a range of units and space for appliances. The kitchen leads through to a dining area, which opens into a bright and versatile sunroom overlooking the garden, ideal for relaxing, entertaining or use as a home office.

To the first floor, a central landing provides access to three well-proportioned bedrooms and the house bathroom. The principal bedroom is a generous double, offering ample space for freestanding furniture. A second double bedroom overlooks the rear and benefits from fitted wardrobes, providing excellent built-in storage, while the third bedroom would serve perfectly as a single room, nursery or home office.

The house bathroom is fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC, completing the first-floor accommodation.





Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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