



4 Christ Church Oval, Harrogate

£410,000 Guide Price



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#DARINGTOBEDIFFERENT



A spacious four-bedroom modern townhouse offering generous and flexible accommodation, with scope for some cosmetic updating. The property benefits from a driveway, integral garage and enclosed rear garden, occupying a highly desirable position just off Harrogate's famous Stray and within a short, level walk of the town centre.

Outside, a driveway provides off-street parking and access to the integral garage. To the rear is an enclosed garden with a paved seating area.

The property is ideally positioned just moments from Harrogate's famous Stray and within easy walking distance of the town centre, with its excellent selection of shops, cafés, restaurants and leisure amenities. Harrogate railway station is also close at hand, providing regular services to Leeds and York.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

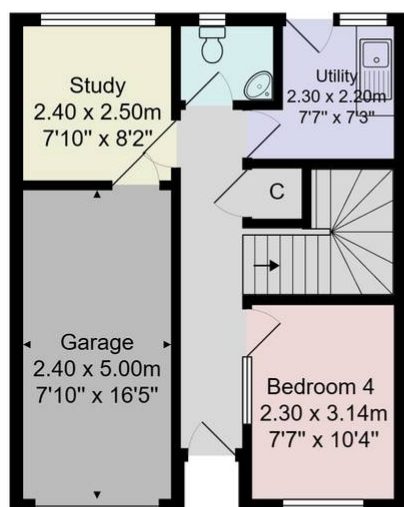


The accommodation opens into an entrance hall with access to the integral garage. The ground floor includes a versatile fourth bedroom or home office, a second office overlooking the garden, a utility room and a cloakroom.

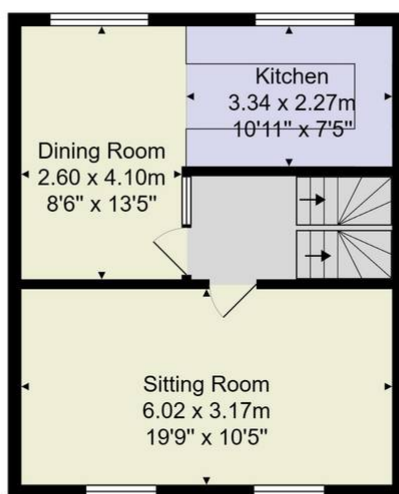
On the first floor, there is a generous sitting room with an attractive fireplace, together with a dining kitchen offering ample space for everyday family life and entertaining.

The top floor provides three bedrooms with fitted wardrobes and a house bathroom.

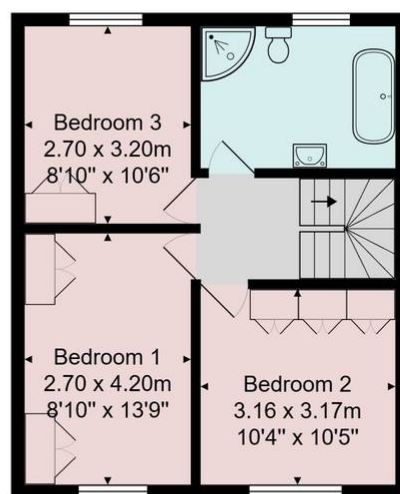




Ground Floor



First Floor



Second Floor

Total Area: 134.3 m² ... 1446 ft²

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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