





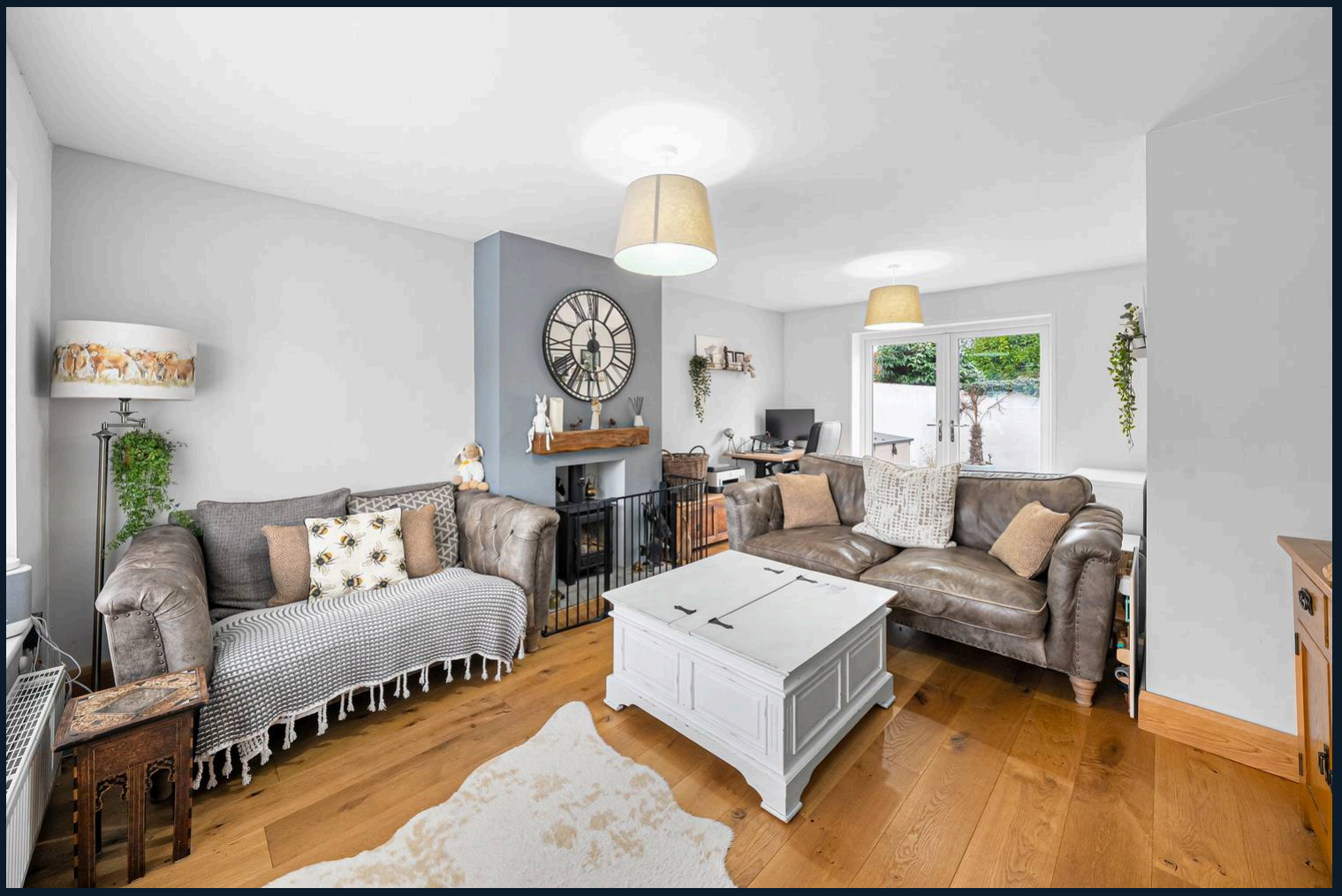
9 Olive Walk, Harrogate

Offers Over £325,000

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A beautifully presented and extended three-bedroom semi-detached house, set on an individual plot with a generous rear garden, block-paved driveway and garage, conveniently located close to local amenities and schools.

Outside, the block-paved driveway provides off-street parking and leads to the garage. The enclosed rear garden includes a paved seating terrace and a separate lawned area, together with a garden room.

Olive Walk is a quiet residential street, conveniently positioned between Harrogate and Knaresborough. The area is well served by excellent local amenities and nearby schools, with Starbeck railway station also close by.

Council Tax band: C

Tenure: Freehold



The entrance hall features an exposed brick wall, a useful understairs cupboard and a glass balustrade staircase with a timber handrail leading to the first floor. Wood flooring continues through much of the ground floor, linking the principal living spaces.

The spacious sitting room provides room for both seating and a study area, with a feature fireplace and wood-burning stove. Patio doors open directly onto the paved seating area in the rear garden.

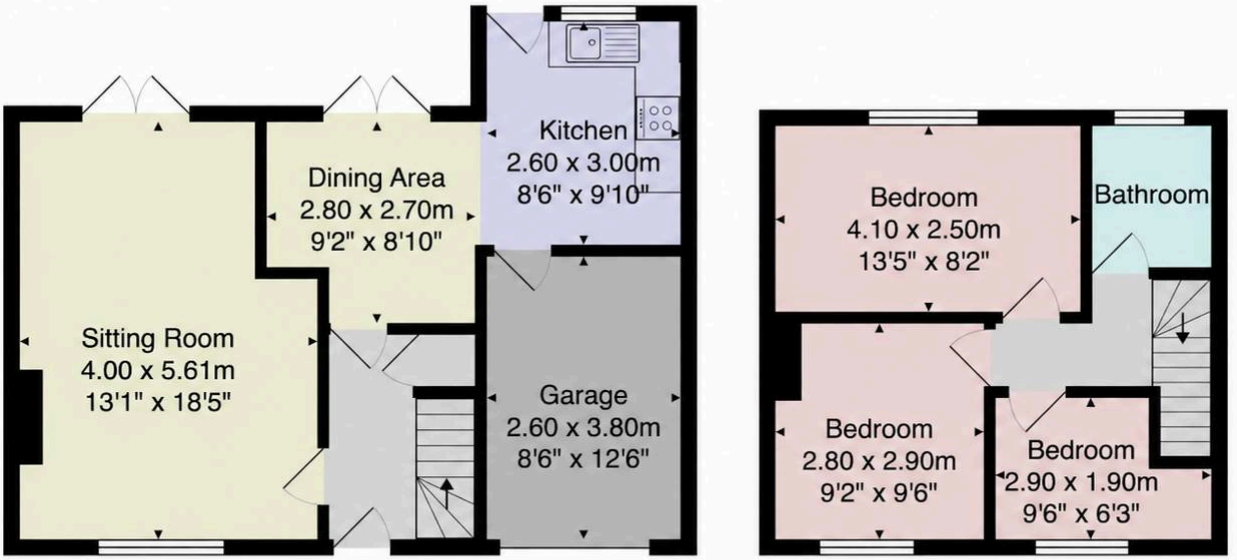
The extended dining kitchen has a defined dining area and a roof lantern that brings in plenty of natural light. Fitted with a range of integrated appliances, including a double oven, hob and microwave, it also has useful worktop and cupboard space. A door opens to the garden, and an internal door provides direct access to the garage.

The first-floor landing leads to three bedrooms and the house bathroom. The principal bedroom is a generous double with fitted wardrobes, while the second double bedroom has space for additional furniture. The third bedroom would also suit use as a nursery, study or dressing room.

The stylish bathroom is fitted with a bath, overhead and handheld shower fittings behind a glass screen, a vanity washbasin and WC.







Ground Floor

First Floor

Total Area: 85.9 m² ... 925 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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