



## 6 Harlow Park Road, Harrogate

£340,000 Guide Price



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A beautifully presented three-bedroom semi-detached house which has been extended to provide generous living accommodation with a stunning dining kitchen. This super property has been refurbished in recent years to reveal accommodation appointed to a high specification, and further benefits from a driveway and attractive garden. Harlow Park Road is a very popular address situated in the Harlow Hill area of Harrogate, close to excellent local amenities including shops, primary and secondary schools, and is within walking distance of Harrogate town centre as well as being close to beautiful open countryside.

#### OUTSIDE

A driveway provides off-road parking To the rear there is an enclosed paved garden with raised planted borders.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



#### GROUND FLOOR

ENTRANCE HALL Window to side and central heating radiator.

SITTING ROOM Bay window to front and central heating radiator.

DINING KITCHEN A spacious dining kitchen with range of modern wall and base units, sink, gas hob with extractor hood above and integrated electric double oven. Integrated dish-washer, washing-machine, fridge and freezer. Under-stairs cupboard. spacious dining area, windows to rear and glazed doors lead to the garden.

#### FIRST FLOOR

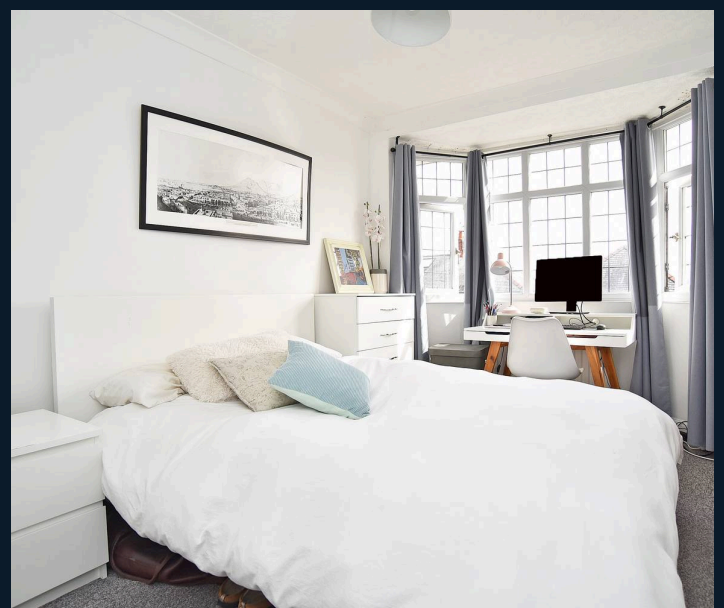
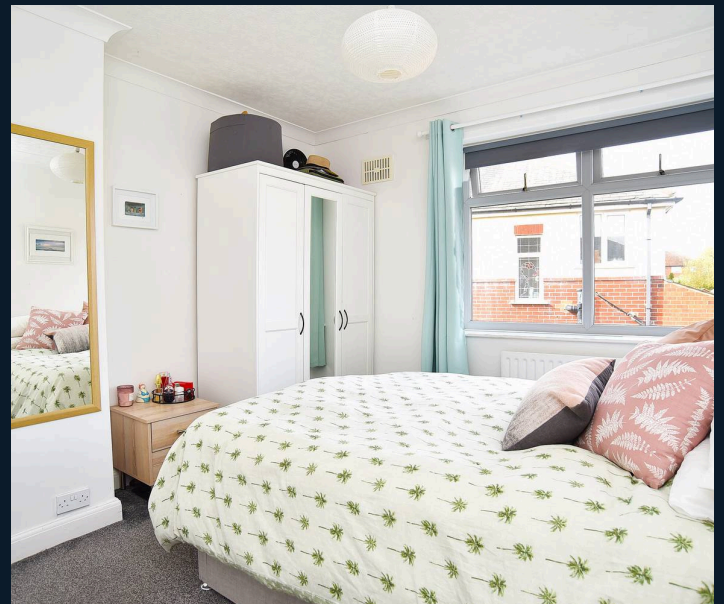
LANDING Window to side. Access to loft space.

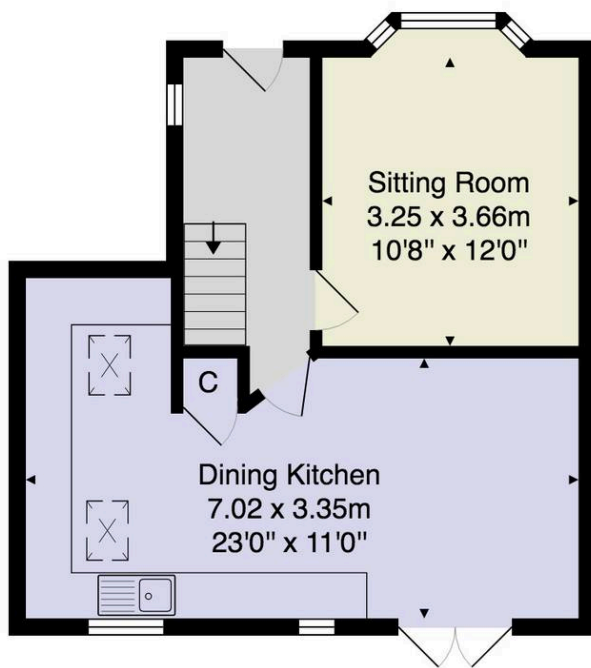
BEDROOM 1 Bay window to front, central heating radiator.

BEDROOM 2 Window to rear and central heating radiator.

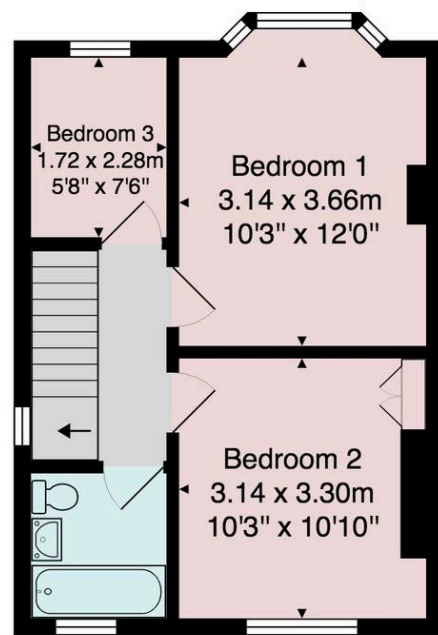
BEDROOM 3 Window to front and central heating radiator.

BATHROOM Modern white suite comprising low-flush WC, washbasin and bath with shower above. Heated towel rail, tiling to walls and floor, and window to side.





Ground Floor



First Floor

Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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