



75 Larkfield Road, Harrogate, North Yorkshire, HG2 0BU

£339,950

Guide Price

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A well-maintained three-bedroom semi-detached home, enjoying a pleasant plot with ample off-street parking, garage and attractive gardens, situated at the head of a quiet cul-de-sac in the highly regarded Harlow Hill area of Harrogate.

The property is entered via a welcoming entrance hall with staircase rising to the first floor and useful under-stairs storage. The sitting room provides a comfortable reception space and opens through to the dining room, creating an ideal layout for everyday living and entertaining. To the rear, a conservatory offers additional reception space overlooking the garden and enjoying direct access outside.

Situated in the Harlow Hill area of Harrogate, a particularly popular residential district due to its close proximity to local schools, well-regarded amenities, public transport links and Harrogate town centre.

Having been carefully maintained, now presents an excellent opportunity for a purchaser to modernise and personalise a home in this highly desirable residential location.





The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a gas hob, double oven and sink unit. There is space and plumbing for appliances, a window overlooking the rear garden and a side door providing convenient access to the driveway and outside. While well maintained and fully functional, the kitchen offers excellent scope for updating to suit individual tastes.



To the first floor there are three good-sized bedrooms, including a generous principal bedroom with fitted wardrobes providing ample storage. The remaining bedrooms are well proportioned and suitable for family living, guest accommodation or home working. The house bathroom has been modernised and is fitted with a contemporary white suite comprising a walk-in shower enclosure, low-flush WC and wash basin set within a vanity unit, complemented by tiled walls and a window providing natural light.

OUTSIDE

Externally, a block-paved driveway provides ample off-street parking and leads to a detached garage. The front garden is laid to lawn with established shrubs and borders. To the rear there is a private, enclosed garden featuring a paved seating area, lawn and well-stocked borders, together with a greenhouse and garden shed. The garden enjoys a good degree of privacy and provides an attractive outdoor space.



Tenure - Freehold

Council Tax Band - C





Total Area: 94.7 m² ... 1020 ft²
 All measurements are approximate and for display purposes only.
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