



7 St Andrew's Parade, Harrogate, North Yorkshire, HG2 7RJ

£345,000

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A substantially extended end-of-terrace town house offering very spacious three / four-bedroom accommodation, occupying a large plot with ample gardens and terraces, plus private, secure off-road parking for up to four vehicles.

The property has been refurbished in recent years and now offers well-presented accommodation with modern kitchen fittings and two bathrooms, and with full gas central heating and double glazing.

Highly convenient location well served by the shops and services of Knaresborough Road and approximately only one mile from Harrogate town centre.

GROUND FLOOR

ENTRANCE HALL

Double-glazed window to front, laminate wood flooring, central heating radiator and good-sized under-stairs storage cupboard with





plumbing for washing machine and gas central heating boiler. Double-glazed window to front.

LOUNGE / BEDROOM 4

Double-glazed windows to front and rear. Laminate wood flooring, two central heating radiators and coved ceiling. Feature fireplace with stone hearth and wood-burning stove.

KITCHEN

Two double-glazed windows to rear and exterior door leading to the large rear garden. Modern fittings comprising base cupboards with work surfaces above having inset single-drainer sink, tiled splashbacks and matching wall-mounted units. Built-in hob with oven below and extractor hood above. Plumbing for dishwasher. Central heating radiator and coved ceiling.

FAMILY ROOM

Double-glazed window to front and double-glazed double French doors leading to the rear garden and terraces. Central heating radiator.

FIRST FLOOR

LANDING

Access to boarded roof void via pull-down loft ladder, providing excellent storage and with provision for power and light.

BEDROOM 1

Double-glazed window to front and central heating radiator.

EN-SUITE BATHROOM

Double-glazed window to rear. Modern suite comprising low-flush WC, designer washbasin with drawers below, and panelled bath. Chrome heated towel rail.

BEDROOM 2

Double-glazed window to front and central heating radiator.

BEDROOM 3

Double-glazed window to rear, central heating radiator and two fitted storage cupboards.

BATHROOM

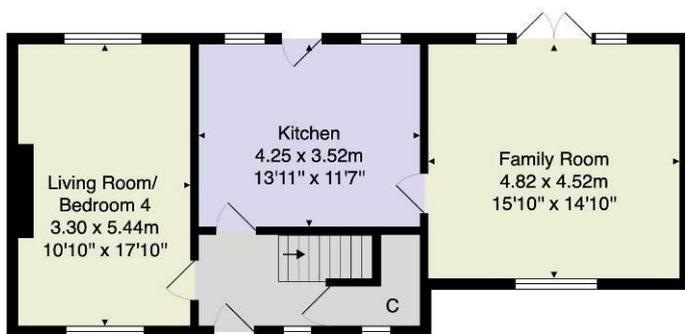
Double-glazed window to rear. Modern suite comprising low-flush WC, pedestal washbasin and shower cubicle. Fully tiled walls and floor. Chrome heated towel rail.

OUTSIDE

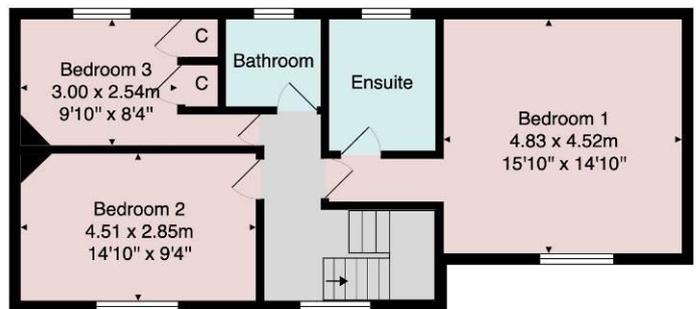
The property occupies a very generous plot with private, enclosed lawned gardens to front, plus garden shed. The gardens continue to the side, and to the rear there is a large landscaped garden with flagged patio and timber-decked entertaining area. Beyond the generous terraces, there is a large and secure private car park, which can easily accommodate up to four vehicles. Garden shed.

Tenure - Freehold

Council Tax Band - B



Ground Floor



First Floor

Total Area: 129.1 m² ... 1390 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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