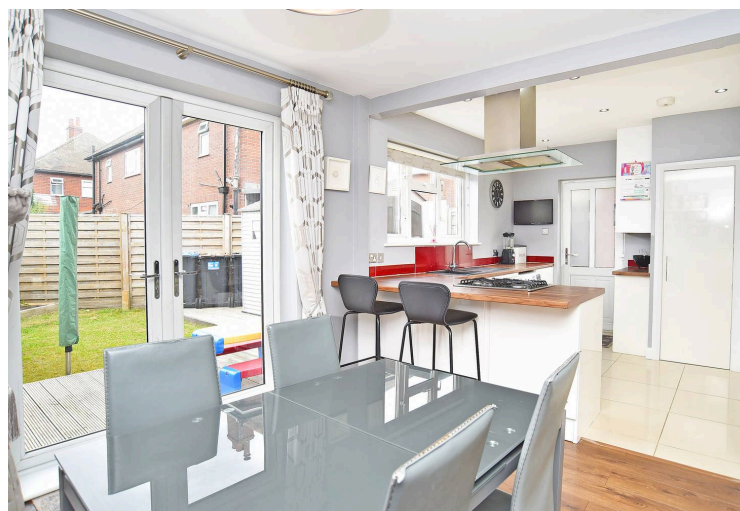




**44 Harlow Avenue, Harrogate**

**£359,950 Guide Price**

Chain Free



**YOUR AWARD  
WINNING AGENT**  
**#DARINGTOBEDIFFERENT**





A well presented three bedroom semi-detached family home, occupying a generous corner plot in this highly sought-after residential location just off Harlow Hill. The property benefits from attractive gardens, ample off-road parking and planning permission for a two-storey side extension together with a single-storey rear extension, offering excellent potential to create a substantially larger family home. The property is offered for sale with no onward chain.

The property is situated in one of Harrogate's most desirable residential areas, well served by excellent local amenities and highly regarded primary and secondary schools, whilst also providing convenient access to Harrogate town centre, the western bypass and the beautiful surrounding countryside.

#### OUTSIDE

The property occupies a particularly generous corner plot with attractive gardens providing excellent outdoor space for relaxing and entertaining.

There is ample off-road parking and, subject to the existing planning consent, the property offers superb potential for further enlargement.

#### AGENTS NOTE

Planning permission has previously been granted for a two-storey side extension together with a single-storey rear extension.

The property is offered for sale with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





#### GROUND FLOOR

A welcoming reception hall provides access to the principal accommodation.

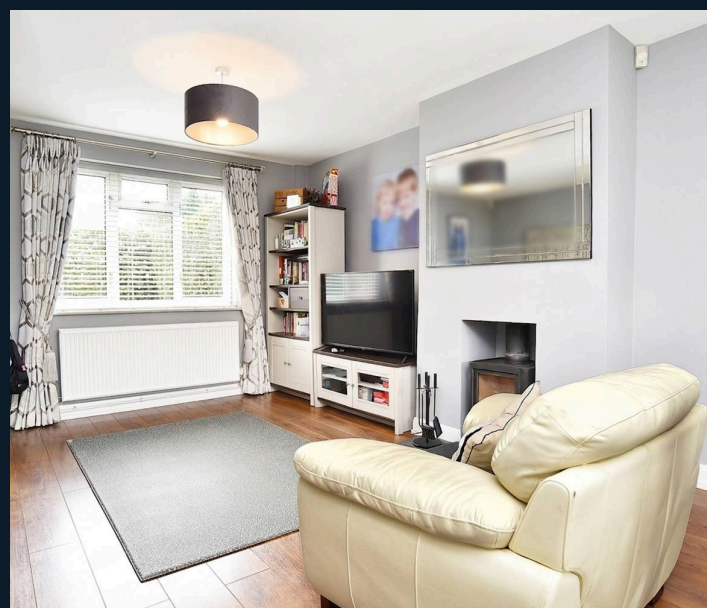
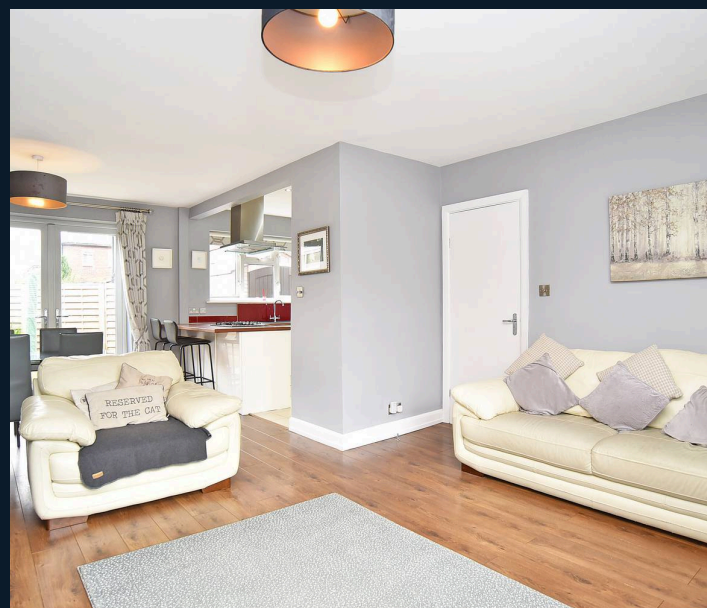
The sitting room opens through to the dining area, creating a spacious open-plan living environment ideally suited to modern family life and entertaining. Large windows ensure an abundance of natural light throughout the ground floor.

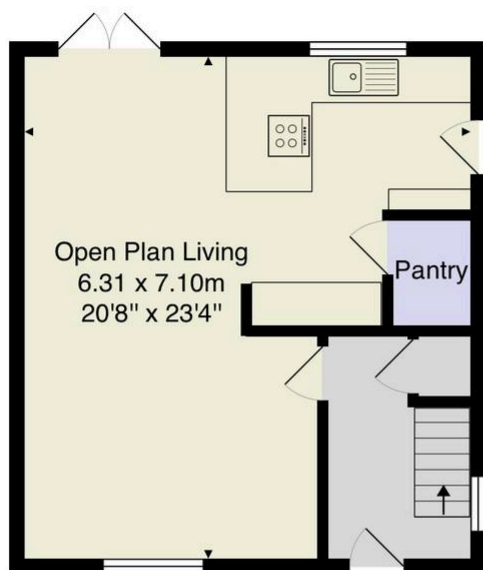
The kitchen is fitted with a range of wall and base units and enjoys a pleasant outlook over the garden.

#### FIRST FLOOR

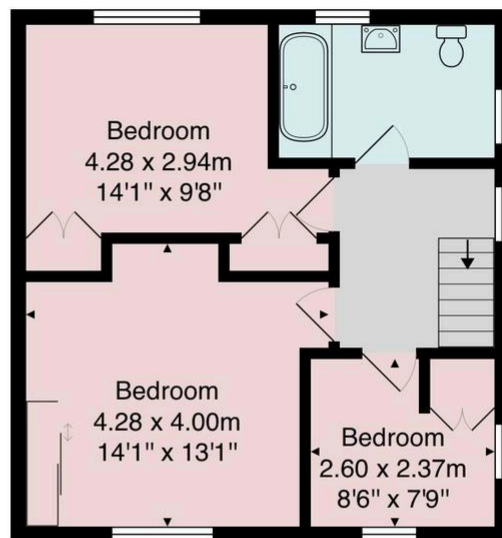
There are three well-proportioned bedrooms on the first floor.

The accommodation is served by a family bathroom fitted with a white suite.





Ground Floor



First Floor

Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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