



34 Silverfields Road, Harrogate

£260,000 Guide Price



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A spacious two/three-bedroom stone-fronted mid-terrace home, ideally situated in this highly sought-after and convenient location, just a short distance from the renowned Harrogate Stray.

Outside, the property is set behind a low brick boundary wall with a gated pathway leading to the entrance door, complementing the attractive stone façade. To the rear is an enclosed, low-maintenance paved garden with planted borders, providing a pleasant seating area. A rear gate gives access to the service lane and off-street parking area beyond.

Silverfields Road is a highly regarded residential address situated within easy walking distance of the famous Harrogate Stray. Harrogate town centre is also close by, offering an excellent range of shops, cafés, restaurants and leisure facilities, together with mainline rail links to Leeds and York. The property is also well placed for highly regarded schools and excellent road links.

An excellent opportunity to acquire a characterful period home with fantastic potential, in one of Harrogate's most sought-after residential locations.

Council Tax band: C

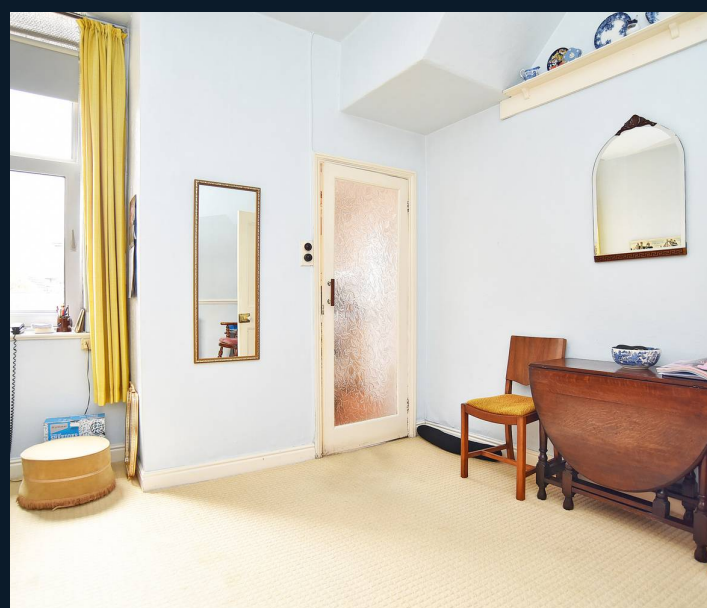
Tenure: Freehold

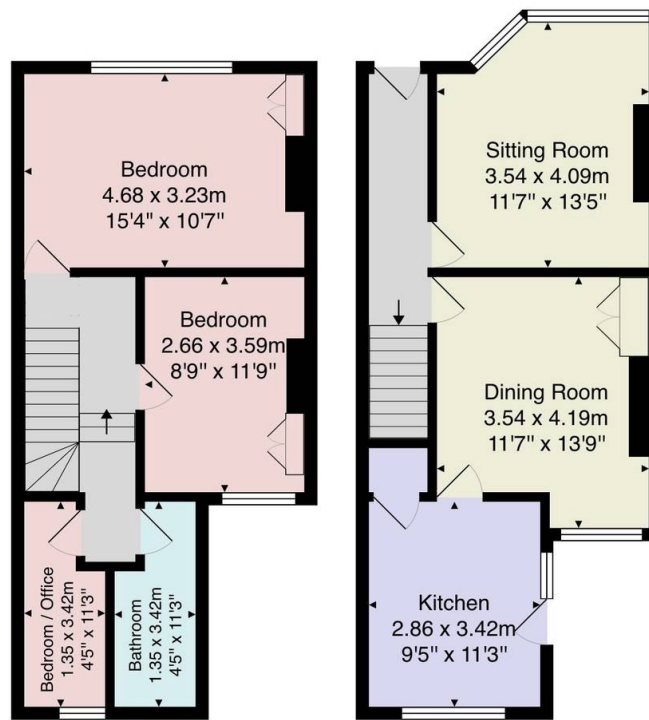
EPC: E



The property has been lovingly maintained by the current owners for many years and is now in need of modernisation throughout, offering an excellent opportunity for a purchaser to create a superb home in this highly desirable location. With generous room proportions, period features and flexible accommodation, the property provides excellent scope to update and personalise to individual taste.

The accommodation comprises an entrance hall, a bay-fronted sitting room with feature fireplace, a generous dining room overlooking the rear garden and a fitted kitchen with access to the garden. To the first floor are two spacious double bedrooms, a versatile office/nursery and a house bathroom fitted with a three-piece suite.





Total Area: 89.0 m² ... 958 ft²

All measurements are approximate and for display purposes only.

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