

87 Kingsley Road, Harrogate

Guide Price £295,000





















87 Kingsley Road

Harrogate, Harrogate

Empty and with no onward chain, this charming and spacious 3 bed semi detached property with private gardens, driveway and parking garage is situated only a short drive from both Harrogate and Knaresborough's town centres. Council Tax band: C

Tenure: Freehold

- 3 BED SEMI WITH SCOPE FOR MODERNISATION
- AMPLE PRIVATE PARKING SPACE INCLUDING GARAGE
- OPEN PLAN LIVING ROOM & DINER
- 2 SPACIOUS DOUBLE BEDROOMS
- IDEALLY LOCATED BETWEEN HARROGATE & KNARESBOROUGH
- PLENTY OF POTENTIAL









Kingsley Road, Harrogate, HG1

Approximate Area = 918 sq ft / 85.2 sq m Garage = 238 sq ft / 22.1 sq m Total = 1156 sq ft / 107.3 sq m For identification only - Not to scale Kitchen 11'5 (3.48) x 7'7 (2.30) Bedroom 1 **Dining Room** 11'11 (3.64) 11'11 (3.64) x 10'11 (3.32) max x 10'10 (3.30) Down Garage 22' (6.70) x 10'10 (3.30) Bedroom 2 Reception Room 11'4 (3.45) max x 10'10 (3.30) 12'8 (3.85) max x 10'10 (3.30) to bay Bedroom 3 7'7 (2.30) max x 7'3 (2.20) **GROUND FLOOR** FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Myrings. REF: 1370749





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