



10 College Road, Harrogate

£275,000 Guide Price



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WINNING AGENT**

#DARINGTOBEDIFFERENT



An attractive stone-fronted townhouse offering four bedrooms and well-proportioned accommodation arranged over three floors, now requiring updating and modernisation and providing an excellent opportunity for a purchaser to create a superb home to their own specification. The property occupies a highly convenient and popular location, well served by local amenities, within catchment of well-regarded schools and close to open countryside, and is offered for sale with no onward chain.

The accommodation includes two reception rooms, kitchen, four bedrooms and bathroom, together with a forecourt garden and enclosed rear courtyard.

OUTSIDE

To the front of the property there is a forecourt garden with steps leading to the entrance. To the rear there is an enclosed courtyard garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F



GROUND FLOOR

The accommodation opens into a reception hall which leads through to a sitting room with window to the front. There is a separate dining room providing a good sized reception space, together with a kitchen fitted with a range of units and space for appliances. A door leads to the rear courtyard garden.

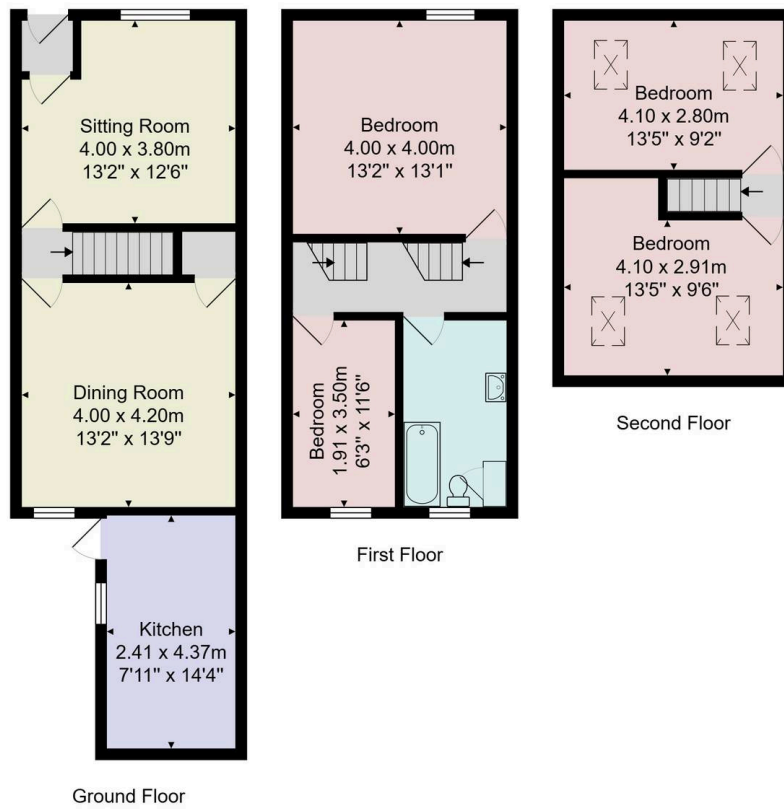
FIRST FLOOR

On the first floor there is a good-sized double bedroom to the front, together with a second smaller bedroom. The accommodation is served by a bathroom fitted with WC, washbasin and bath.

SECOND FLOOR

The second floor provides two further-good sized bedrooms.





Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only.

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