



**238 Skipton Road, HARROGATE**

£343,000 Guide Price



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**#DARINGTOBEDIFFERENT**



A substantial and beautifully presented three-bedroom semi-detached home, occupying a generous corner plot and situated in this convenient location, well served by excellent local amenities.

This impressive property has been modernised and updated to a high standard by the current owners and now offers spacious, high-quality accommodation throughout. The house features two reception rooms, a stylish modern kitchen, three well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from generous off-street parking and attractive gardens, including artificial lawn and covered seating areas, together with a useful summerhouse and garden shed.

The property is conveniently positioned close to local shops, schools and amenities, and is within easy reach of Harrogate town centre, making it ideal for families and professionals alike.

Council Tax band: C

Tenure: Freehold



#### GROUND FLOOR

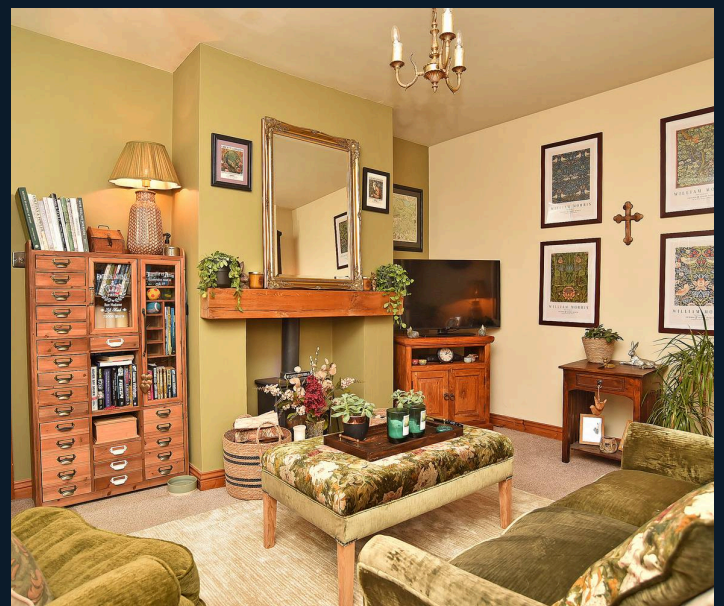
The generous ground floor accommodation comprises two substantial reception rooms, including a sitting room with woodburning stove and window overlooking the garden. There is also a separate dining room featuring an attractive fireplace and a bay window, creating a warm and inviting space. The modern kitchen is fitted with a range of stylish units and incorporates a range cooker together with space for additional appliances.

#### FIRST FLOOR

On the first floor there are three very good-sized bedrooms, all well presented and offering flexible accommodation. These are served by a modern shower room fitted with a WC, washbasin and walk-in shower. There is also access to a substantial loft space via a pull-down ladder, providing excellent additional storage.

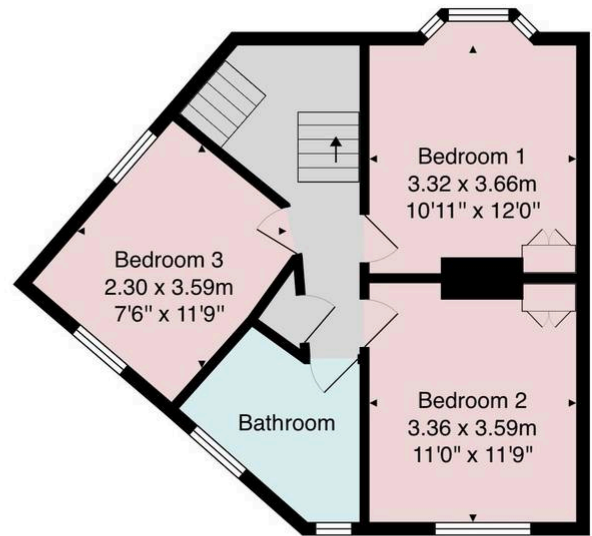
#### OUTSIDE

The property occupies a generous corner plot with a good-sized front garden laid with artificial grass, along with a generous parking area. To the rear is a paved garden with a covered sitting area, creating an excellent space for outdoor entertaining. In addition, there is a useful summerhouse and garden shed, further enhancing the versatility of the outdoor space.





Ground Floor



First Floor

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