



## Skipton Road, Harrogate, HG1 4LJ

- Four-bedroom townhouse over three floors
- Principal bedroom with en-suite
- Private enclosed rear garden
- Walk to the Stray & town centre
- Open-plan kitchen, dining & living space
- Basement with conversion potential (STPP)
- Character features with modern styling
- No onward chain

**Guide Price £300,000**



# Skipton Road, , Harrogate, HG1 4LJ

## DESCRIPTION

A beautifully presented four-bedroom townhouse arranged over three floors, ideally situated within easy walking distance of Harrogate town centre, the Stray and the excellent amenities on Kings Road. Offering spacious and flexible accommodation, the property combines modern living with period charm and is offered for sale with no onward chain.

### Ground Floor

An impressive open-plan living space incorporating the kitchen, dining and sitting areas. The contemporary fitted kitchen is finished to a high standard and opens directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

### Lower Ground Floor

A spacious basement comprising four separate rooms, currently providing excellent storage but offering great potential for conversion into additional living accommodation, subject to the necessary consents.

### First Floor

A generous principal bedroom with modern en-suite shower room, a second double bedroom and a stylish house bathroom featuring a freestanding bath and separate walk-in shower.

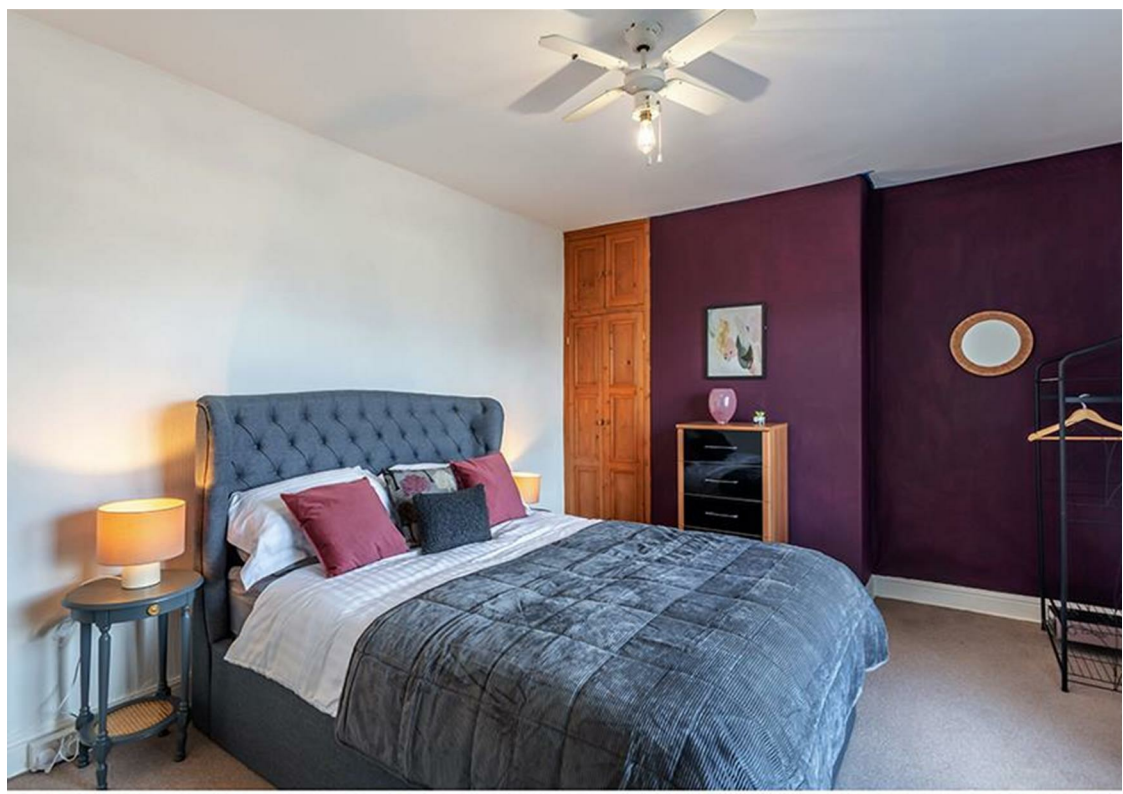
### Second Floor

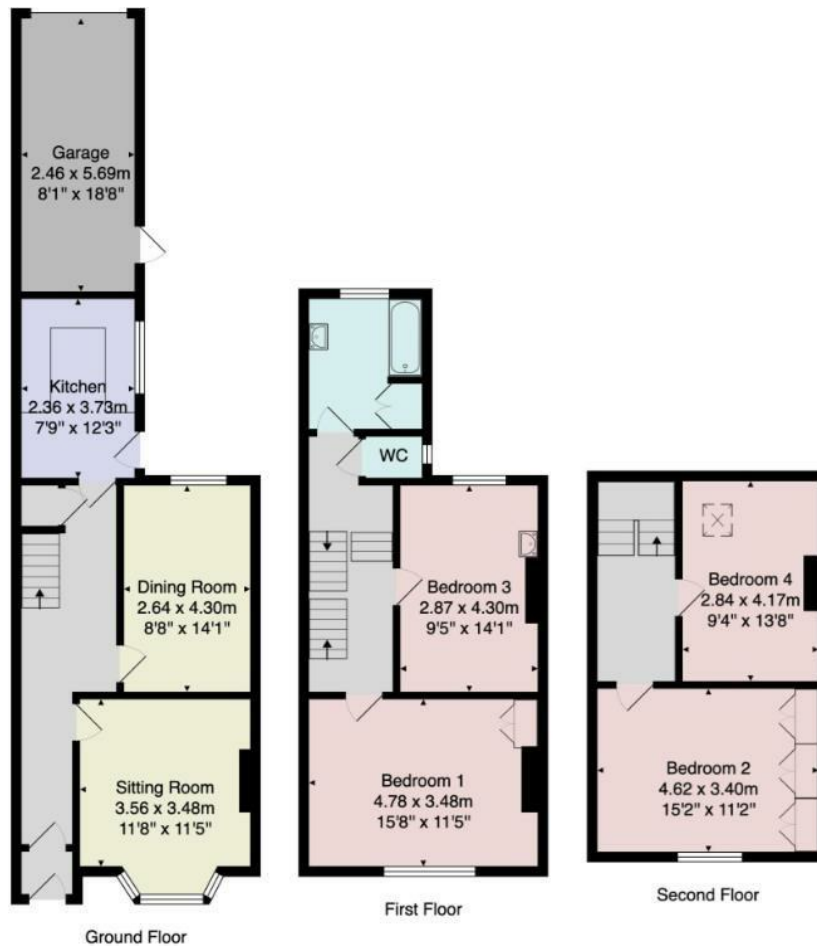
Two further double bedrooms together with a separate dressing room, providing flexible accommodation to suit a variety of needs.

### Outside

To the rear is a private enclosed garden with attractive flagstone paving, creating a pleasant space for outdoor seating and entertaining.







Total Area: 131.5 m<sup>2</sup> ... 1416 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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