



47 Harlow Park Road, Harrogate

£385,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A beautifully presented semi-detached house occupying a generous plot with driveway, garage and attractive garden, in this sought-after location on Harlow Hill. The accommodation is appointed to a high standard and has a stylish fitted dining kitchen with glazed doors leading to the garden, and a separate sitting room with bay window. Upstairs, there are three good-sized bedrooms, together with a modern bathroom with shower and bath. The accommodation has undergone a comprehensive modernisation and refurbishment programme within recent years.

Harlow Hill is a sought-after location due to its close proximity to excellent primary and secondary schools, including Harrogate Grammar School. The property is well served by shops and is just a short distance from Harrogate town centre and the Stray.



GROUND FLOOR

SPACIOUS ENTRANCE HALL

Window to side and under-stairs cupboard.

SITTING ROOM

A good-sized reception room with bay window to front.

DINING KITCHEN

Having a spacious dining area with glazed doors and window overlooking the garden. A stylish fitted modern kitchen with wall and base units, worktop and breakfast bar. Electric hob and integrated double oven, integrated washing machine, dishwasher and fridge / freezer.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window to front.

BEDROOM 2

A further double bedroom with window to rear and bespoke fitted wardrobes.

BEDROOM 3

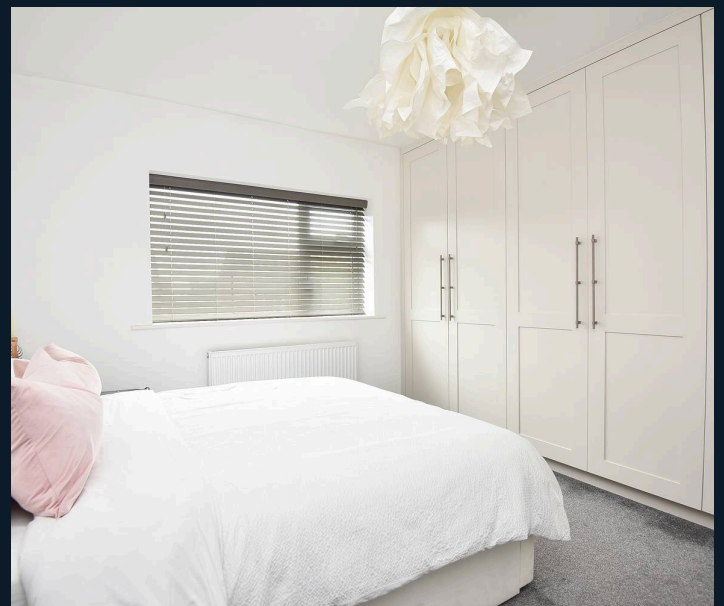
A further bedroom with window to front.

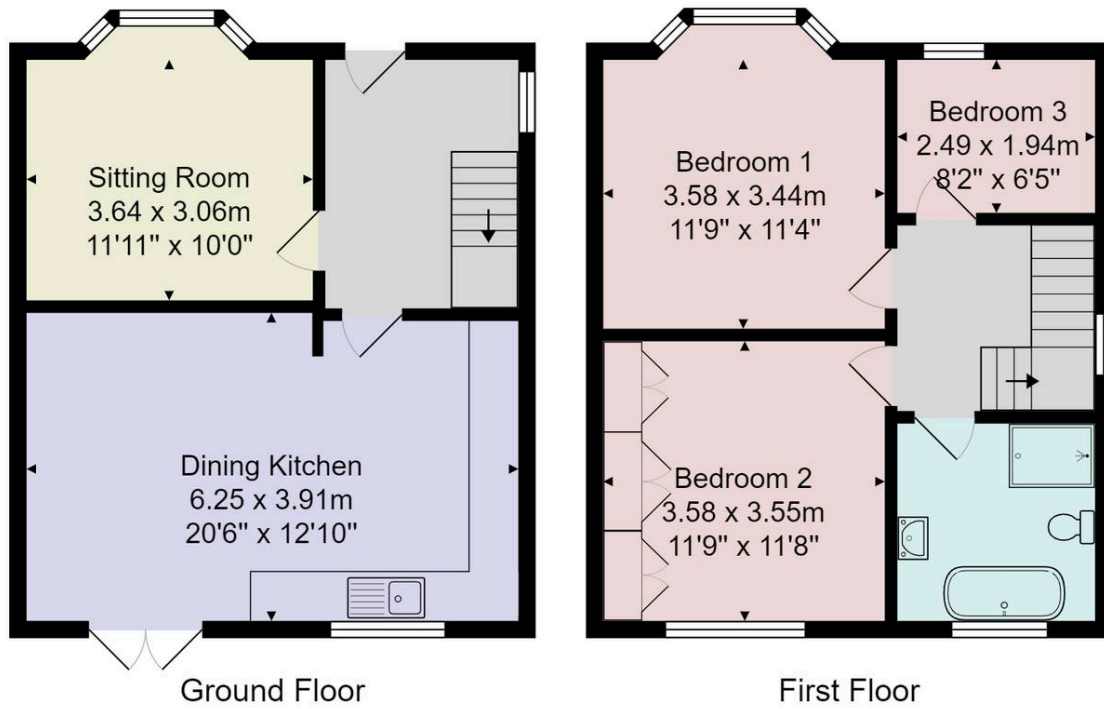
BATHROOM

Modern white suite comprising large walk-in shower, washbasin set within a vanity unit, WC and free-standing bath. Tiled walls and tiling to floor with under-floor heating. Window to rear and heated towel rail.

OUTSIDE

A driveway provides off-road parking and leads to a SINGLE GARAGE. Attractive lawned garden to rear with large decked sitting area.





Total Area: 90.6 m² ... 975 ft²

All measurements are approximate and for display purposes only.

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