



## Harlow Moor Road, Harrogate, HG2 0LF

- NO ONWARD CHAIN
- Four double bedrooms, bedroom one benefiting from an en suite
- Spacious kitchen, featuring double patio doors leading to a balcony
- Three contemporary bathrooms
- Early viewing highly recommended
- Situated on the sought-after Harlow Moor Road
- Driveway accommodates multiple vehicles and a garage for extra storage
- Falls within the area for Harrogate's highly regarded schools
- Close to local amenities and public transport
- Council Tax Band F

**Offers Over £625,000**



# Harlow Moor Road, Harrogate, HG2 0LF

## DESCRIPTION

**NO ONWARD CHAIN.** Located on the desirable Harlow Moor Road, this charming townhouse offers a perfect blend of comfort and convenience. With four spacious double bedrooms, bedroom one complete with an en suite bathroom, this home is ideal for families or those seeking extra space.

The property boasts an inviting reception room, providing ample space for relaxation and entertaining. The well-appointed kitchen features double opening patio doors that lead to a lovely balcony, perfect for enjoying morning coffee or evening gatherings in the fresh air.

In addition to its generous living spaces, this townhouse includes three modern bathrooms, ensuring that everyone has their own private area. The practicality of driveway parking for multiple vehicles, along with a garage that offers extra storage and direct access to the house, adds to the appeal of this property.

Situated in a sought-after location, residents will benefit from being close to the town centre, local amenities, and public transport links. Furthermore, the property falls within the catchment area for Harrogate's esteemed schools, making it an excellent choice for families.

This delightful townhouse on Harlow Moor Road presents a wonderful opportunity to enjoy a comfortable lifestyle in one of Harrogate's most attractive neighbourhoods. Don't miss your chance to make this lovely home your own.



EPC

Energy rating C

This property produces 4.8 tonnes of CO2

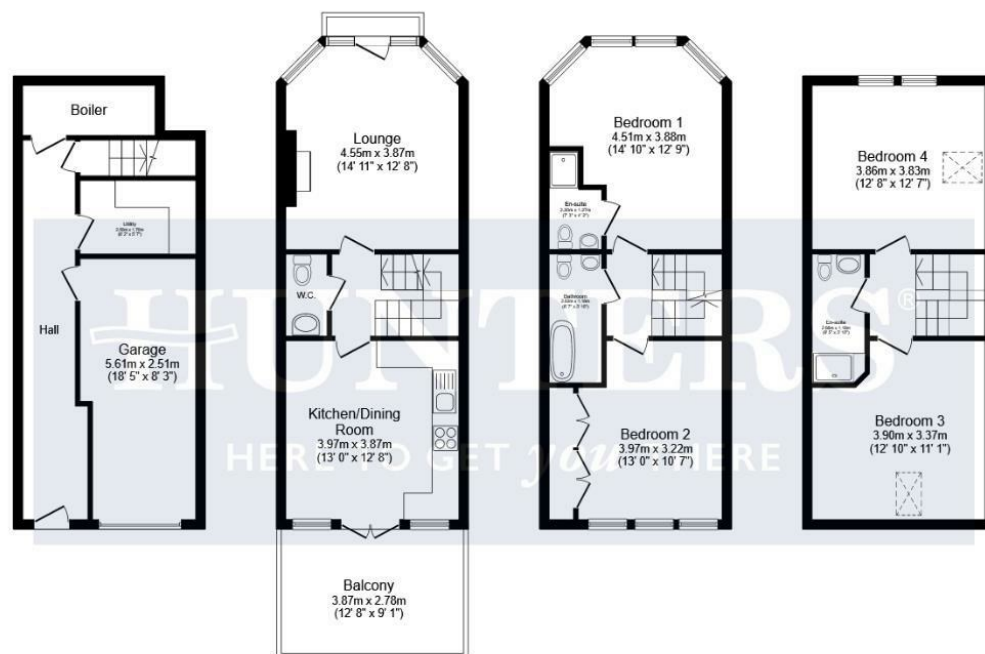
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: F



10, Harlow Moor Road, Harrogate, HG2 0LF, GB



#### Ground Floor

Floor area 36.4 sq.m.  
(392 sq.ft.)

#### First Floor

Floor area 40.2 sq.m.  
(432 sq.ft.)

#### Second Floor

Floor area 40.2 sq.m.  
(432 sq.ft.)

#### Third Floor

Floor area 37.5 sq.m.  
(404 sq.ft.)

Total floor area: 154.3 sq.m. (1,660 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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HERE TO GET *you* THERE

#### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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