



## 242 Skipton Road, Harrogate

£325,000 Offers Over



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A spacious three bedroom detached house, occupying a convenient position on the outskirts of Harrogate town centre and benefiting from a driveway, detached garage and attractive rear garden. The property has been well maintained but now offers buyers an excellent opportunity to update and modernise to suit their own requirements.

The generous accommodation includes two reception rooms, kitchen and downstairs WC, together with three large double bedrooms, en suite and house bathroom. The property is well served by local amenities and is ideally suited to a range of purchasers.

#### OUTSIDE

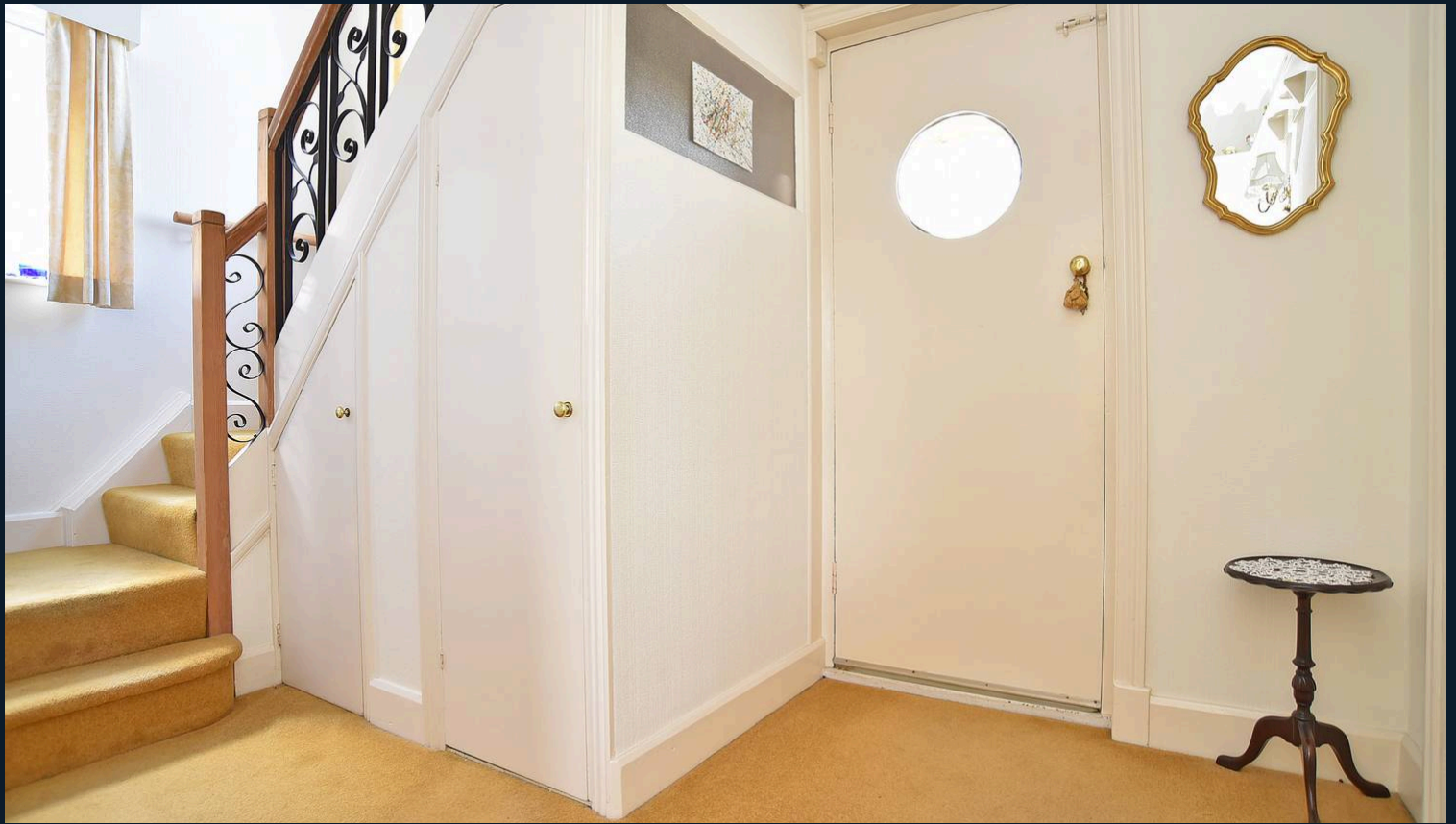
A driveway provides off-road parking and leads to a detached garage.

To the rear there is an attractive garden laid mainly to lawn with planted borders and patio, together with a summer house providing a useful outdoor space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### GROUND FLOOR

A porch leads into the property and opens into a reception hall with stairs leading to the upper floor and a downstairs WC.

There is a spacious sitting room with bay window to the front and a fireplace with gas fire.

A separate dining room provides a further reception space, also with fireplace and gas fire, and glazed sliding doors overlooking and opening onto the rear garden.

The kitchen is fitted with a range of units and provides space for appliances.

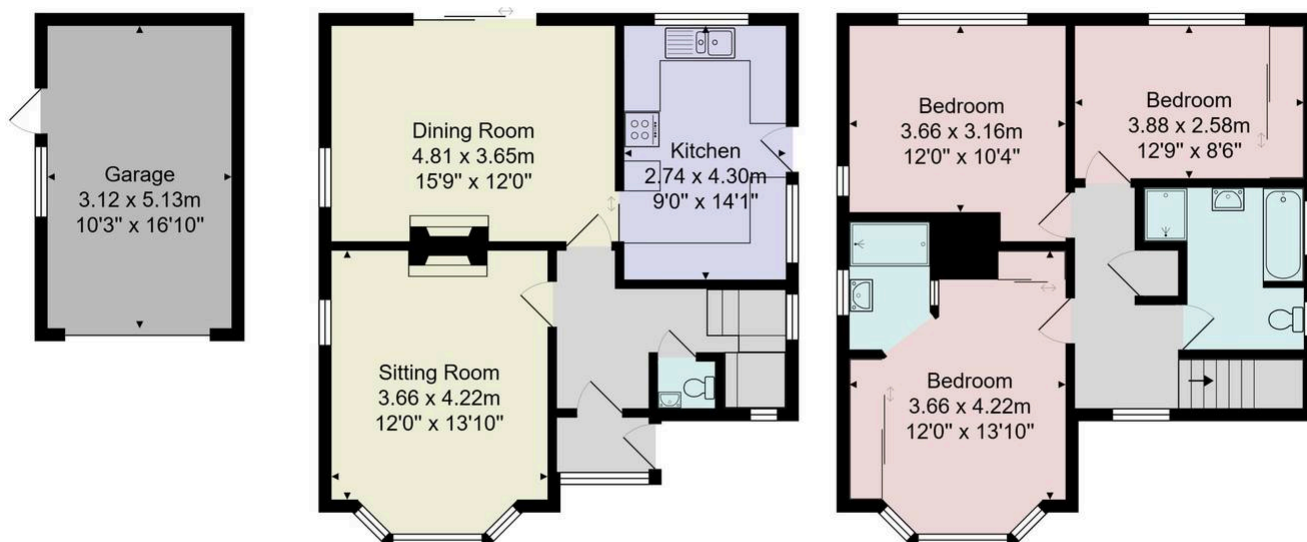
#### FIRST FLOOR

On the first floor there are three very good sized double bedrooms, including the principal bedroom which benefits from an en suite shower room.

The accommodation is served by a house bathroom fitted with a suite comprising WC, washbasin, bath and separate shower.

There is also a spacious landing with fitted cupboard and access to the loft.





Total Area: 110.5 m<sup>2</sup> ... 1189 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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