



23 Halstead Road, Harrogate, North Yorkshire, HG2 8BP

£350,000

Guide Price

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A beautifully presented and spacious three-bedroomed semi-detached house with a ground floor extension, attractive garden and off-street parking in this sought-after south Harrogate location.

The spacious accommodation provides a sitting room together with dining kitchen and family room extension which has glazed doors overlooking the attractive garden. There is also a utility room and cloakroom, together with three good-sized bedrooms and house bathroom.

Halstead Road is a much sought-after location, being close to a range of local amenities including shops and Hornbeam Park railway station, and is in the catchment area for Harrogate's most well-regarded local primary and secondary schools.





GROUND FLOOR

RECEPTION HALL

With window to side and stairs leading to the first floor.

SITTING ROOM

A spacious reception room with window to front, fireplace with electric fire.

DINING KITCHEN

With a range of fitted wall and base units, space and plumbing for cooker and dishwasher. Window to side. Dining area with fitted cupboards. Open plan to the family room.

FAMILY ROOM

A further sitting area with glazed doors overlooking the garden.

UTILITY ROOM

With wall and base units, window to side and space and plumbing for washing machine. Door to rear.

CLOAKROOM

With WC and washbasin. Window to side. Heated towel rail.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to rear. Fitted shelving.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

With WC, washbasin, and bath with shower above. Window to rear. Heated towel rail.

OUTSIDE

A driveway to the front provides off-road parking. To the rear of the property there is an attractive lawned garden with planted borders and paved sitting areas. Double gates to the rear of the property lead to a further gravelled area which could be used for additional off-road parking.

Council Tax Band - C





Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (91-100) A		Not environmentally friendly - higher CO ₂ emissions (100-1200) A	
(81-90) B		(100-90) B	
(69-80) C		(100-80) C	
(55-68) D		(100-55) D	
(39-54) E		(350-54) E	
(21-38) F		(25-38) F	
(1-20) G		(5-20) G	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
76	51	76	59
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	