



42 College Road, Harrogate, North Yorkshire, HG2 0AQ

£375,000

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A beautifully presented four-bedroomed stone-fronted end-of-terrace property situated in this quiet and convenient position.

This super property is appointed to a high standard and has two reception rooms plus a stylish fitted kitchen and cloakroom in addition to four large bedrooms and a house bathroom. To the rear of the property there is an attractive courtyard garden with paving and artificial grass.

The property is situated in a popular residential location, well served by local shops and services and within the catchment area of well-regarded primary and secondary schools, including Harrogate Grammar School. The property is also close to the Valley Gardens and open countryside, and Harrogate town centre is within easy walking distance. Offered for sale with no onward chain.

GROUND FLOOR SITTING ROOM





A reception room with fitted shelving and cupboards. Window to front with fitted shutters.

DINING ROOM

A further spacious reception room with windows to side and rear and fitted cabinet. Under stairs cupboard.

KITCHEN

With a stylish range of wall and base units, electric hob with extractor hood above. Integrated double oven. Integrated fridge/freezer, washing machine and dishwasher. Space for tumble dryer. Window and door to side.

Cloakroom

With WC and basin and window to rear.



FIRST FLOOR

Bedroom 1

A spacious double bedroom with window to front.

Bedroom 2

A further bedroom with window to rear.

Bathroom

A white suite with WC, basin set within a vanity unit and bath with shower above. Heated towel rail and window to rear.

SECOND FLOOR

Bedroom 3

A double bedroom with skylight windows to rear.

Bedroom 4

A further good-sized double bedroom with skylight windows to front.

OUTSIDE

To the rear of the property there is an attractive courtyard garden with artificial grass and paved area ideal for outdoor entertaining.





Total Area: 114.2 m² ... 1230 ft²

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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