



37 Harlow Park Road, Harrogate, North Yorkshire, HG2 0AN

£340,000

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A beautifully presented three-bedroom semi-detached house which has been extended to provide generous living accommodation with a stunning open-plan living kitchen.

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This super property has been refurbished in recent years to reveal accommodation appointed to a high specification, and further benefits from a generous driveway and attractive garden.

Harlow Park Road is a very popular address situated in the Harlow Hill area of Harrogate, close to excellent local amenities including shops, primary and secondary schools (including Harrogate Grammar School) and is within walking distance of Harrogate town centre as well as being close to beautiful open countryside.





## GROUND FLOOR ENTRANCE HALL

Under-stairs cupboard houses the gas-fired "combi" boiler.

## SITTING ROOM

Bay window to front with fitted shutters and two central heating radiators. Attractive fireplace.

## LIVING KITCHEN

A spacious living kitchen with sitting and dining area and double doors leading to the rear garden. The kitchen comprises a range of modern fitted wall and base units. Four-ring electric hob with extractor hood above, integrated gas oven, space for fridge / freezer, and plumbing for washing machine and tumble dryer. Window to rear and central heating radiator.



## FIRST FLOOR LANDING

Window to side. Access to loft space via pull-down ladder.

## BEDROOM 1

Bay window to front, two central heating radiators and fitted wardrobes.

## BEDROOM 2

Window to rear and central heating radiator.

## BEDROOM 3

Window to front, central heating radiator and fitted cupboard.



## BATHROOM

Modern newly fitted white suite comprising low-flush WC, washbasin set within vanity unit and bath with shower above. Heated towel rail, tiling to walls and floor, and window to side.

## OUTSIDE

A gravel driveway provides generous off-road parking. To the rear there is an enclosed garden with well-stocked borders.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 83.5 m<sup>2</sup> ... 898 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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

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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-90)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			