



151 Otley Road, Harrogate, North Yorkshire, HG2 0AG

£350,000

Guide Price

151 Otley Road, Harrogate, North Yorkshire, HG2 0AG

A beautifully presented two-bedroom detached property situated in this delightful position, enjoying an attractive outlook over the surrounding countryside.

This excellent property provides very well-presented accommodation with a large reception room with bay windows to the front together with an extended kitchen with dining area with glazed doors overlooking the rear garden. There is also a downstairs shower room. Upstairs, there are two bedrooms and a modern bathroom. The property has an attractive garden with patio and shed. The beautifully presented internal accommodation comprises modern kitchen and bathroom fittings and the house has the benefit of a new roof and modern boiler and central heating system.

This individual property is situated in a super position, overlooking the adjoining countryside yet is just a short distance from the centre of Harrogate and is well served by excellent local amenities, including shops and schools.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A large reception room with bay windows to the front. Wall-mounted electric fire. Open aspect to the front.

DINING KITCHEN

A stunning open-plan kitchen and extended dining area / conservatory with windows and glazed doors overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob, integrated oven, fridge / freezer, dishwasher and washing machine. Under-stairs cupboard. Amtico flooring.



SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled walls and floor and heated towel rail.

FIRST FLOOR

BEDROOM 1

A large double bedroom with access to eaves storage and fitted cupboard. Window to the front enjoying attractive outlook and vaulted ceiling with exposed wooden beams.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

With WC, washbasin and bath. Tiled floor. Heated towel rail.



OUTSIDE

The property has an attractive garden and to the rear there is a paved sitting area and shed. Potential to park on the rear garden which has a south-facing aspect.

Tenure - Freehold

Council Tax Band - C





Total Area: 111.0 m² ... 1194 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
100%	A		
75%	B		
50%	C		47
25%	D	44	
0%	E		
	F		
	G		

England & Wales