



8a Heywood Road, Harrogate, North Yorkshire, HG2 0LU

£325,000

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An attractive three-bedroom semi-detached house, situated in this desirable position just off Cold Bath Road, within easy walking distance of the Stray and Harrogate town centre.

The well-presented accommodation comprises a sitting room and dining kitchen with glazed doors leading to the garden. Upstairs, there are three bedrooms and a modern bathroom. Outside, there is an attractive south-facing paved garden and a substantial timber outbuilding which could be used as a home office or garden room.

The property is situated in a prime Harrogate position with a range of excellent amenities along Cold Bath Road on the doorstep, close to excellent primary and secondary schools and within easy walking distance of the Valley Gardens, the Stray and Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front.

DINING KITCHEN

With a range of modern fitted wall and base units with electric hob and integrated oven. Space and plumbing for appliances. Glazed bi-folding doors overlook the garden.

FIRST FLOOR

BEDROOMS

The property was originally designed as a two-bedroom house, but the current owners have altered the layout to create three bedrooms on the first floor.

BATHROOM

A modern white suite comprising WC, washbasin set at top of vanity unit, and a bath with shower above.

OUTSIDE

To the rear of the property there is an attractive paved garden enjoying a south-facing aspect. There is a substantial timber outbuilding which provides useful additional space and potential to use as a garden room / garden office etc.

Tenure - Freehold

Council Tax Band - C





Total Area: 67.0 m² ... 721 ft²

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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