12 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

£225,000
Offers Over

THE HOME OF PROPERTY

SINCE 1921

12 Silverfields Road, Harrogate, North Yorkshire, HG1 4SY

A very spacious end-of-terrace stone-fronted town house situated in this popular and highly convenient location close to the famous Harrogate Stray.

This excellent property offers very spacious accommodation including sitting room, dining room and modern fitted kitchen, utility and WC on the ground floor, plus three good-sized bedrooms and bathroom on the upper floor. There is a useful basement with limited head height, which provides useful storage space. Externally, there is a good-sized courtyard garden.

The property is situated in a convenient location well served by local shops, close to Harrogate District Hospital and just a short walk from Harrogate town centre via the Stray.

GROUND FLOOR
ENTRANCE HALL

SITTING ROOM
A large reception room with bay window.

DINING ROOM
A further reception room with fireplace and window to side.

KITCHEN
With a range of modern wall and base units with electric hob and oven. Space for appliances. Tiled floor.

UTILITY
With sink, fitted units and space and plumbing for appliances.

CLOAKROOM
With WC and washbasin.

LOWER GROUND FLOOR
BASEMENT
There is a basement which provides a useful storage space with limited head height.

FIRST FLOOR
BEDROOMS
There are three good-sized bedrooms.

BATHROOM
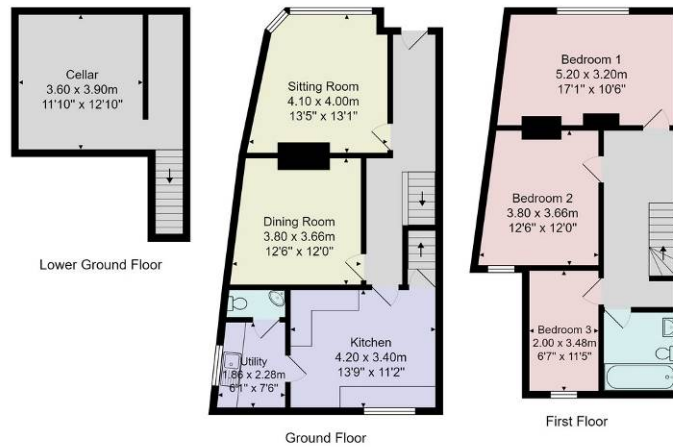With a white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor.

OUTSIDE
To the rear of the property there is an enclosed courtyard garden.

Tenure - Freehold

Council Tax Band - B

Cellar
3.60 x 3.90m
11'10" x 12'10"

Lower Ground Floor

Sitting Room
4.10 x 4.00m
13'5" x 13'1"

Dining Room
3.80 x 3.66m
12'6" x 12'0"

Utility
1.80 x 2.28m
6'1" x 7'6"

Kitchen
4.20 x 3.40m
13'9" x 11'2"

Ground Floor

Bedroom 1
5.20 x 3.20m
17'1" x 10'6"

Bedroom 2
3.80 x 3.66m
12'6" x 12'0"

Bedroom 3
2.00 x 3.48m
6'7" x 11'5"

First Floor

Total Area: 137.1 m² ... 1476 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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Verity Frearson

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		83
(69-80) **C**		
(55-68) **D**	65	
(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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