



153 Otley Road, Harrogate, North Yorkshire, HG2 0DA

£300,000

Guide Price

## 153 Otley Road, Harrogate, North Yorkshire, HG2 0DA

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A well-presented end-of-terrace three-bedroom house with good-sized garden and private off-road parking, situated in this delightful position overlooking a park and countryside within this popular south Harrogate location, well served by local amenities and popular schooling.

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The accommodation comprises a spacious reception hall which leads to the sitting room and dining kitchen. There is also a downstairs WC. Upstairs there are three bedrooms and a modern bathroom. There is a good-sized garden to the rear with lawn, sitting areas and off-road parking.

The property is situated within this popular residential district on the south side of Harrogate on the edge of open countryside, well served by local amenities, within the catchment of popular primary and secondary schools and just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A reception room with bay window and feature fireplace with electric fire.

### **DINING KITCHEN**

With dining area and windows to rear. The kitchen comprises a range of stylish and modern wall and base units, Range Cooker, integrated dishwasher and space for additional appliances.

### **CLOAKROOM**

With WC and washbasin.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms.

### **BATHROOM**

A white modern suite comprising WC, washbasin and bath with shower above. Heated towel rail.

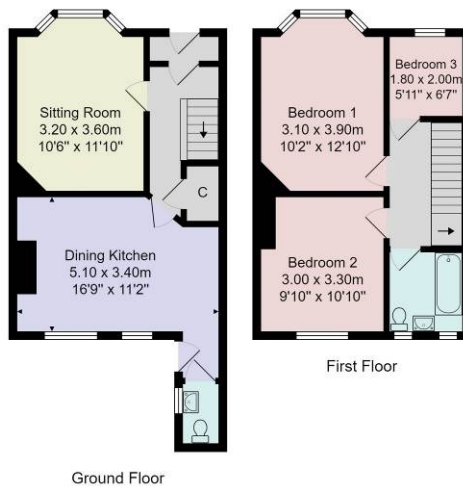
### **OUTSIDE**

To the rear of the property there is a good-sized garden with lawn and sitting areas. Double gates to the rear provide access to a parking area.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>  
 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		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			