



22 Harlow Avenue, Harrogate, North Yorkshire, HG2 0AS

£415,000

Guide Price

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A fantastic opportunity to purchase this well-presented and spacious three-bedroom semi-detached house with a self-contained annexe garden room which provides flexible additional accommodation, situated in this desirable location on the south side of Harrogate, well served by excellent local amenities and popular schools.

The accommodation is presented to a high standard and comprises a spacious reception hall, sitting room and open plan, living kitchen together with three double bedrooms and a modern bathroom. A particular feature of this property is the self-contained annexe garden room, which provides useful additional accommodation and is currently set up as a bedroom with ensuite shower room and kitchenette and provides excellent guest accommodation and has the potential to generate additional income by letting out this space on a short-term/holiday let basis.

The property is situated in this highly sought after location on Harlow Hill, to the south side of Harrogate, well served by local amenities and popular schools, including the Harrogate Grammar School and is just a short distance from Harrogate town centre.





LIVING KITCHEN

A spacious open plan living kitchen with sitting and dining areas, windows to front and rear and glazed door leading to the garden. The kitchen comprises fitted units with space for appliances.

SITTING ROOM

A reception room with bay window to front.

FIRST FLOOR

BEDROOMS

There are three good sized double bedrooms, each with fitted wardrobes.

BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above. Heated towel rail. Tiled walls and floor.



ANNEXE / GARDEN OFFICE

In the garden there is an architect designed cedar clad garden room annexe which is fully equipped for use as a self-contained bedroom suite with kitchenette and ensuite shower room. The annexe is currently run as a highly regarded and profitable holiday let with an annual income of £17,503, however it could also be utilised as a fourth bedroom, home office, gym or garden room.

OUTSIDE

Gates lead to a paved driveway which provides ample off-road parking. To the rear of the property there is an attractive paved patio garden providing an excellent outdoor entertaining space with timber garden shed.



Tenure - Freehold

Council Tax Band - C





Total Area: 119.6 m² ... 1288 ft²

All measurements are approximate and for display purposes only.
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