



35 St Nicholas Road, Harrogate, North Yorkshire, HG2 7PX

£310,000

Guide Price

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A stunning 3 bedroom home which has undergone a full modern programme to now reveal very stylish and well appointed accommodation. No chain.

A particular feature to this superb property are the generous and private rear gardens.

The property enjoys a popular and established residential position to the south side of Harrogate, well placed close to excellent local amenities and schooling.





The well appointed accommodation benefits from gas central heating and uPVC double glazing comprising:

GROUND FLOOR

Entrance porch with feature floor, entrance hall, cloakroom/downstairs WC and stairs to first floor.

Lounge with bay window to front and recently fitted gas fire (not connected).

A particular feature to the property is the stylish dining kitchen with range of wall and base units, Belfast sink, granite work surfaces, central island feature and bi fold doors to rear garden. Separate utility area/ rear entrance porch with door to rear.



FIRST FLOOR

Landing, 3 bedrooms and luxury bathroom with free standing bath, modern tiling and separate shower cubicle.

OUTSIDE

Block paved drive providing off street parking.

Superb rear gardens with paved patio, shaped lawn and raised decked area.

Tenure - Freehold

Council Tax Band - C



