



33 Franklin Road, Harrogate, North Yorkshire, HG1 5ED

£400,000

Offers Over

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A fantastic opportunity to purchase a three-bedroom semi-detached house with generous outdoor space and double garage, situated in a central Harrogate location.

This unique property provides an excellent opportunity for buyers to update and modernise the accommodation to suit their own requirements and, in our opinion, has huge potential for further extension and development, subject to obtaining the necessary consents. The current accommodation comprises generous living space with two reception rooms, together with a dining kitchen and downstairs shower room, three good-sized bedrooms and bathroom upstairs. There is space to park at the front of the property, a large double garage and a very good-sized enclosed garden providing outdoor entertaining space.

The property is located in a quiet, backwater position just off the attractive tree-lined Franklin Road, just a stone's throw from the centre of Harrogate and a few minutes' walk from the railway station.





GROUND FLOOR ENTRANCE HALL

LIVING ROOM

A spacious reception room with glazed doors leading to the garden.

SITTING ROOM

A further reception room with gas fire.

DINING KITCHEN

With dining area and door leading to the garden. There is a range of fitted units with space for appliances.

SHOWER ROOM

With WC, washbasin, and shower.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom which has fitted wardrobes.

BATHROOM

With WC, washbasin and bath.

OUTSIDE

To the front of the property, there is space for parking several vehicles and there is access to a large integral double garage. There is also a very good-sized enclosed garden providing an excellent outdoor entertaining space.

Tenure - Freehold

Council Tax Band - D

EPC RATING - TBC





Total Area: 148.8 m² ... 1602 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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