

VERITY
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THE HARROGATE ESTATE AGENT

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27 College Road, Harrogate, North Yorkshire, HG2 0AQ

£420,000

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THE HOME OF PROPERTY
• SINCE •
1921

27 College Road, Harrogate, North Yorkshire, HG2 0AQ

A beautifully presented and newly refurbished four-bedroom property situated in a desirable location within the Harlow Hill area of Harrogate, well served by local amenities and close to countryside.

This attractive middle-of-terrace stone-fronted property is presented to a high standard and the accommodation comprises a spacious reception room, together with a stylish modern kitchen, a lower-ground-floor family room with glazed sliding doors, leading to the garden and useful downstairs WC. Upstairs, there are four good-sized bedrooms and a modern bathroom. To the rear of the property, there is an attractive paved garden providing an excellent outdoor entertaining space.

This super property is situated in a quiet and convenient location, well served by excellent local amenities and schools and is close to open countryside yet just a short distance from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with sitting and dining areas. Windows to front with fitted shutters. Feature fireplace with electric fire.

DINING KITCHEN

With a range of stylish fitted units with quartz worktop and breakfast bar. Range cooker and integrated appliances, including a fridge, freezer and dishwasher.

LOWER GROUND FLOOR

FAMILY ROOM

A further reception room with glazed sliding doors leading to the rear garden. Fitted storage with plumbing for washing machine and downstairs WC with Saniflo WC.

FIRST FLOOR

BEDROOMS

There are two bedrooms on the first floor, including the main bedroom with fitted wardrobes.

BATHROOM

A white modern suite with WC, washbasin set within a vanity unit, free-standing bath and shower. Tiled walls and floor with towel rail. Underfloor heating.

SECOND FLOOR

BEDROOMS

There are two good-sized bedrooms on the second floor.

OUTSIDE

To the rear of the property there is an attractive split-level garden with paved sitting areas and artificial grass.

Tenure - Freehold

Council Tax Band - D





Total Area: 108.8 m² ... 1171 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

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

