



9 Gascoigne Crescent, Harrogate, North Yorkshire, HG1 4AJ

**£230,000**

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A spacious and well-presented three-bedroom middle-of-terrace house with garage and good-sized garden, situated in this quiet and convenient location.

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This excellent family home provides generous accommodation with sitting room, well-equipped kitchen and downstairs WC, together with three large bedrooms and a bathroom. The property is well presented and has the benefit of a very good-sized rear garden and garage with access from the rear lane.

The property is situated on a quiet street just off Claro Road in this most convenient location on the edge of Harrogate town centre, the Stray, and near to excellent amenities, including shops, cafes and schools.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with window to front.

### **KITCHEN**

With a range of fitted units with worktop and breakfast bar. Gas hob, integrated oven and space for appliances.

### **CLOAKROOM**

With WC and washbasin.

### **STOREROOM**

Providing a useful storage space.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor, including the main bedroom with large walk-in wardrobe.

### **BATHROOM**

With WC, washbasin and bath with shower above.

### **OUTSIDE**

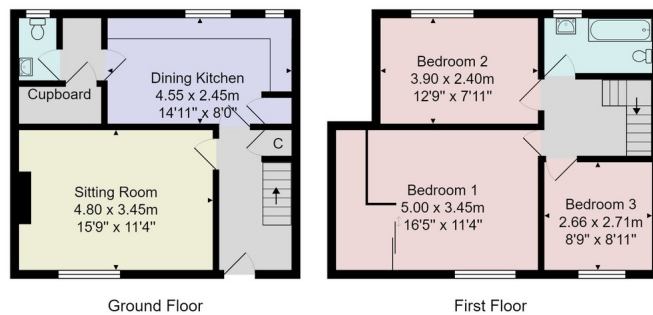
To the rear of the property there is a large and attractive garden with lawn and sitting areas. The property has the benefit of a single garage with access from the rear lane. Further garden to front.

**Tenure** - Freehold

**Council Tax Band** - B

**EPC** - D





Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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