



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

£310,000

Offers Over

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A well-presented three / four-bedroom stone-fronted property situated in a quiet and convenient position on Harlow Hill.

This super home provides generous accommodation over three floors. On the ground floor there is a sitting room, dining room, modern kitchen and utility / WC. On the upper floors there are three good-sized bedrooms, a modern bathroom and a large landing / study area, which has potential to create a fourth bedroom, if required. To the rear of the property, there is an attractive courtyard garden with decked sitting area.

The property is situated in a popular residential location, close to local shops and services, and within the catchment area of well-regarded primary and secondary schools, including Harrogate Grammar school. The property is also close to the Valley Gardens and open countryside. Harrogate town centre is also within easy walking distance. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A porch leads to the sitting room, which is a spacious reception room with window to the front.

DINING ROOM

A further large reception room with stripped wood flooring and under-stairs cupboard.

KITCHEN

With a range of modern fitted units with gas hob, integrated oven and dishwasher.

UTILITY / WC

With WC. Fitted worktops and sink. Space and plumbing for washing machine.



FIRST FLOOR

BEDROOM 1

A good-sized double bedroom.

BEDROOM 2

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Fitted cupboard. Tiled walls and floor.

SECOND FLOOR

BEDROOM 3

A further bedroom with skylight windows.

STUDY AREA / POTENTIAL BEDROOM 4

A large study area with skylight windows. This space could easily be adapted to create a fourth bedroom if required with erection of a partition wall.



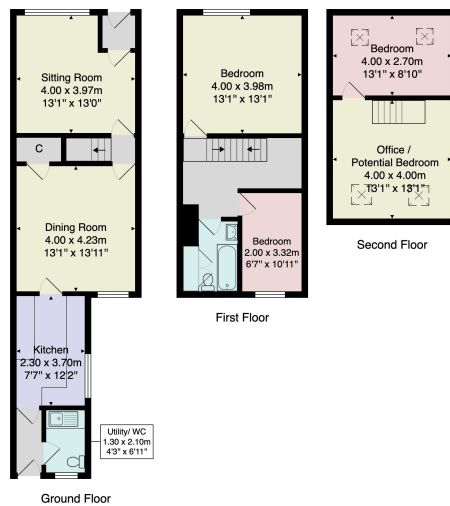
OUTSIDE

To the rear of the property. There is an attractive courtyard garden with decking, providing an excellent outdoor entertaining space.

Tenure - Freehold

Council Tax Band - C





Total Area: 116.1 m² ... 1249 ft²
 All measurements are approximate and for display purposes only.
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