



3 Newnham Street, Harrogate, North Yorkshire , HG2 7SS

£295,000

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A very spacious three-bedroom semi-detached property with good-sized garden, situated in this convenient location just off Knaresborough Road, close to the Stray and Harrogate town centre.

This individual property provides generous accommodation comprising a sitting room, dining room, and well-equipped kitchen, together with a downstairs WC. Upstairs, there are three good-sized bedrooms and a modern bathroom. To the rear of the property there is a good-sized garden with lawn and patio.

The property is located in this convenient location well served by excellent nearby amenities along Knaresborough Road, close to the Stray, Harrogate District Hospital and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING / DINING ROOM

A spacious open-plan reception room providing sitting and dining areas with windows to the front and rear.

CLOAKROOM

With WC and washbasin.

KITCHEN

With a range of fitted units with gas hob, integrated oven and space for appliances.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower fitting above. Heated towel rail.

OUTSIDE

The property has the benefit of a large garden with lawn and patio together with a timber garden shed.

Tenure - Freehold

Council Tax Band - c

EPC RATING - 60





Total Area: 116.1 m² ... 1250 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			