



64 Harcourt Drive, Harrogate, North Yorkshire, HG1 5AB

£450,000

64 Harcourt Drive, Harrogate, North Yorkshire, HG1 5AB

A modern, well-presented three-bedroom end-of-terrace townhouse occupying a particularly generous corner plot with attractive gardens, sun terrace and balcony, situated in this convenient town-centre location.

This individual property provides well-presented accommodation comprising a large sitting room, together with a modern dining kitchen which has glazed bi-folding doors leading to the sun terrace. There are three double bedrooms, two modern bathrooms and a useful utility room. One of the bedrooms is located on the ground floor and has glazed doors leading to the garden, and could be used as an additional reception room, if required. A particular feature of the property is the large and attractive garden with extensive lawn and paved sitting areas, as well as a summerhouse. There is also a large balcony on the second floor and an elevated roof terrace which is accessed via bi-folding doors from the kitchen. There is driveway parking to the front and access to a covered carport.

The property is located in this quiet residential position, yet within an easy level walk of the town centre, where there is a range of excellent amenities on offer.





GROUND FLOOR

ENTRANCE HALL

BEDROOM / GARDEN ROOM

A double bedroom or additional reception room with glazed doors leading to the garden.

BATHROOM

With WC, washbasin set with a new vanity unit, and bath with shower above. Heated towel rail. Tiled walls and floor.

FIRST FLOOR

SITTING ROOM

A large reception room with feature fireplace, living-flame gas fire and full-height window.

UTILITY ROOM

With fitted worktop and units with space and plumbing for appliances.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed bi-folding doors leading to a sun terrace. The modern kitchen, by Interiors of Harrogate, comprises a range of stylish wall and base units with feature lighting and gas hob, integrated oven, microwave and dishwasher.



SECOND FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with glazed bi-folding doors leading to the balcony.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.

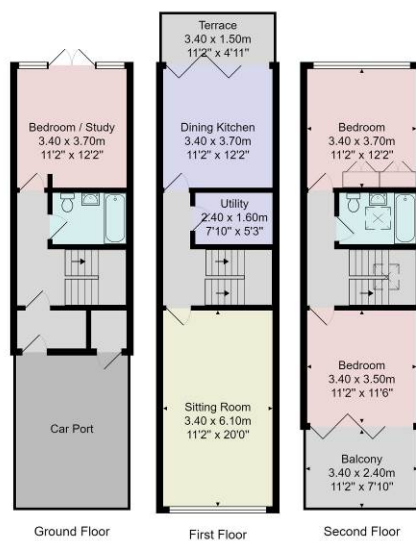
OUTSIDE

The property occupies a particularly generous corner plot, having attractive gardens with lawn, paved sitting areas with planted borders and summerhouse. In addition to the garden, there is an elevated sun terraced which is accessed via bi-folding doors from the kitchen, and there is also a balcony which is accessed via bi-folding doors on the second floor. There is generous parking to the front of the property and a covered carport parking area. Outside store.

Tenure - Freehold

Council Tax Band - C





Total Area: 113.4 m² ... 1221 ft² (excluding car port, terrace, balcony)

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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk