



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

£425,000

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

A spacious and well-presented three-bedroom modern town house with attractive garden and sun terrace, situated in this convenient town-centre location.

This individual property provides spacious accommodation comprising a large sitting room, together with a dining kitchen which has glazed doors leading to a sun terrace. There are three double bedrooms, two 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. There is access to the garden from the ground floor, and to the sun terrace from the kitchen on the first floor. The driveway provides parking.

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 in offer, including shops, bars, restaurants, and railway station.





GROUND FLOOR

GARDEN ROOM

On the ground floor, a garden room has been created to provide an additional sitting area and entrance way to the property. The space was previously used as a carport and could be adapted to provide additional parking again if required, but currently provides additional sitting space with fully glazed wall to the front.

BEDROOM 3

An additional reception room or third bedroom with window and glazed door overlooking the rear garden.

SHOWER ROOM

With WC, washbasin and shower.

FIRST FLOOR

LIVING ROOM

A spacious reception room with large window to the front.

DINING KITCHEN

With a range of fitted wall and base units with gas hob, integrated oven and microwave. Glazed doors lead to the elevated sun terrace and access to the garden.

SECOND FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further good-sized double bedroom.

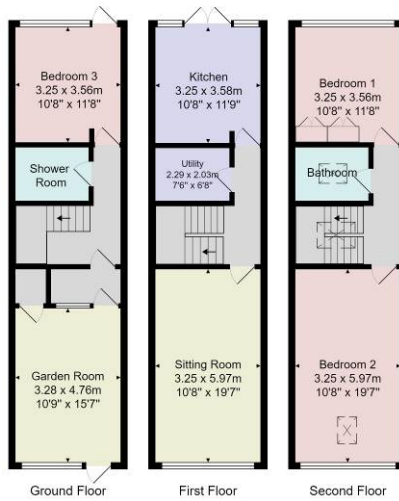
OUTSIDE

A driveway provides parking to the front of the property. To the rear, there is a good-sized and attractive garden with planted borders and paved sitting area, including an undercover sitting space. There is access directly from the kitchen to the decked sun terrace, providing an additional elevated sitting area.

Tenure - Freehold

Council Tax Band - C





Total Area: 131.2 m² ... 1413 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.
 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

