



16A Kirkham Road, Harrogate, North Yorkshire, HG1 4EL

£239,950

## 16A Kirkham Road, Harrogate, North Yorkshire, HG1 4EL

---

A three-bedroom semi-detached house with ensuite facilities, driveway, garage and attractive gardens, situated in this convenient location well served by local amenities.

---

This well presented home provides good sized accommodation with a sitting room, kitchen and downstairs bathroom, together with three bedrooms and an en-suite shower room. The property is located in a quiet and convenient location, close to beautiful open countryside, well served by excellent local amenities and is just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window and stone fireplace with open fire.

### **KITCHEN**

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

### **BATHROOM**

A white suite with WC, basin and bath with shower above.



## **FIRST FLOOR**

### **BEDROOMS**

There are three good sized bedrooms on the first floor. The main bedroom has an ensuite shower room and fitted wardrobes.

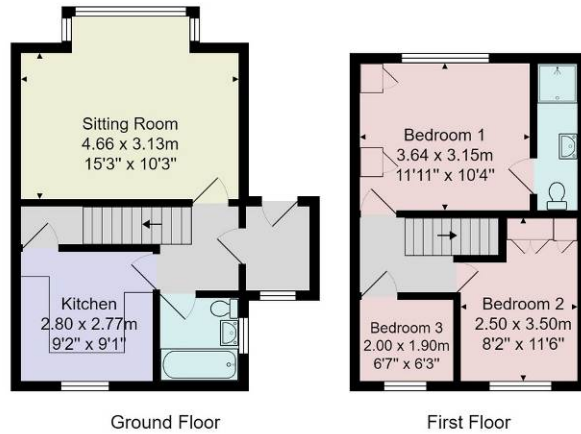
### **ENSUITE**

With WC, basin and shower.

### **OUTSIDE**

A driveway provides parking. To the rear of the property, there is an attractive garden with lawn, patio and single garage.





Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

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](mailto:sales@verityfrearson.co.uk)