



30 HALSTEAD ROAD, HARROGATE

OFFERS OVER £350,000



Fantastic family home to the favoured south side of Harrogate.

30 Halstead Road is an extended three-bedroom semi-detached family home in the heart of Harrogate.

Within striking distance of renowned primary and secondary schools, Hornbeam Park station, a frequent bus service connecting Harrogate, Leeds and Ripon as well as local shops and a fantastic variety of bars and restaurants in the town centre.

With its spacious interior and further development potential, this property is perfect for somebody seeking a home that caters to both their current needs and future possibilities.

The light and spacious accommodation is arranged over two floors and in brief comprises a welcoming reception hall, generous sitting room with large bay window overlooking the front garden, open plan dining/sitting room with separate kitchen and sliding doors out to a private southwest facing rear garden – the open plan layout provides plenty of space for a large dining area and a cosy place to relax.



Tenure
Freehold

Local Authority
Harrogate

Council Tax Band
Band C

EPC Rating
C





Accommodation continued...

To the first floor are two double bedrooms, a smaller third bedroom and a tiled house bathroom.

Outside, to the front of the property, a driveway provides parking for two cars and gated access to the rear. The private southwest facing rear garden is fully enclosed, mainly laid to lawn with planted borders and mature hedging to the boundaries creating a high degree of privacy - a fantastic space to entertain and enjoy the sun with friends and family.

Services

We are advised the property is connected to mains water, electricity and drainage. Mains gas fired central heating is also installed.

Location

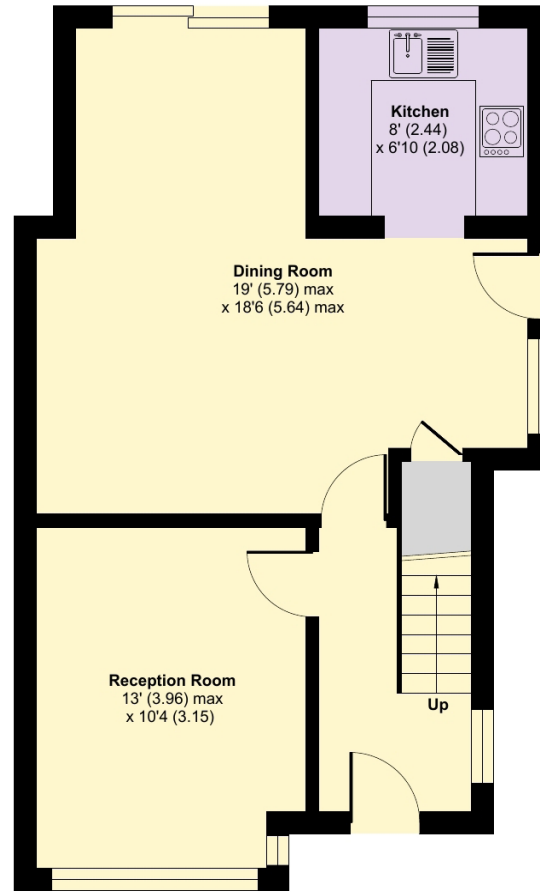
Halstead Road is situated on the sought-after south side of Harrogate and is ideally placed for commuting to Leeds whilst being close to excellent schools and within easy reach of the Stray and town centre. Harrogate is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, renowned private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The railway stations at both Hornbeam and Pannal connect directly with mainline stations in Leeds and York and provide easy access to London Kings Cross and Edinburgh.



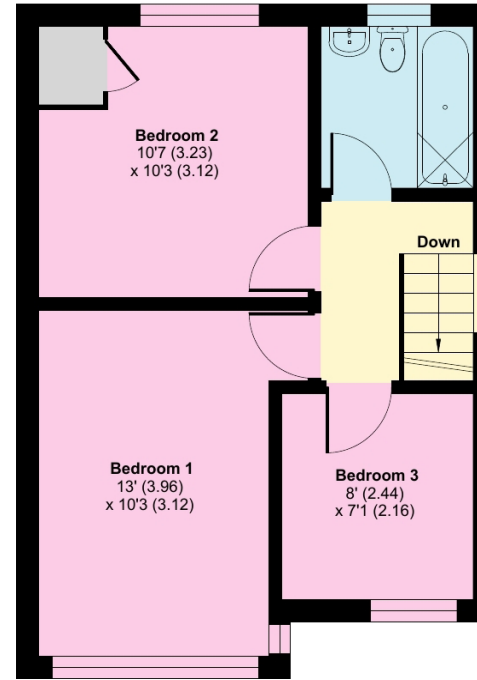
Halstead Road, Harrogate, HG2

Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheconom 2024. Produced for North Residential. REF: 1173021

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs dated August 2024.

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