12 Harlow Park Road, Harrogate, North Yorkshire, HG2 0AN

£340,000
Guide Price

12 Harlow Park Road, Harrogate, North Yorkshire, HG2 0AN

A beautifully presented three-bedroom semi-detached house, situated within this popular area, close to local amenities and schools.

The property benefits from modern fittings and the spacious accommodation comprises a sitting room, stunning open-plan dining kitchen, three bedrooms and modern bathroom. Outside, there is a large patio area and a driveway provides off-street parking.

GROUND FLOOR
ENTRANCE HALL

SITTING ROOM
A spacious reception room with bay window and attractive feature fireplace with open fire.

DINING KITCHEN
With a modern fitted kitchen comprising a range of stylish wall and base units with gas hob, double oven and appliances. Spacious dining area with attractive feature fireplace and glazed doors leading to the garden.

FIRST FLOOR
BEDROOMS
There are three good-sized bedrooms.

BATHROOM
A modern white suite comprising WC, basin set within a vanity unit and bath with shower above. Tiled floor and walls. Heated towel rail.
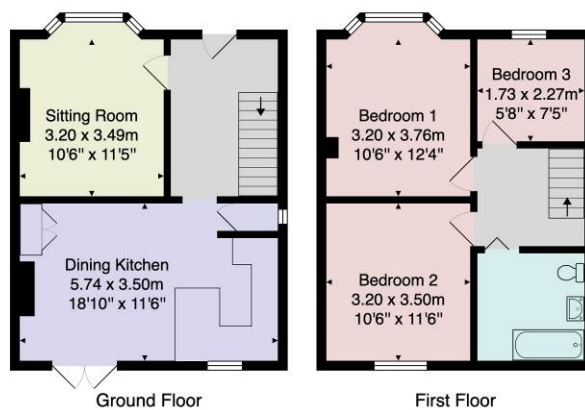
OUTSIDE
A drive provides parking. To the rear is an enclosed paved garden providing an excellent outdoor entertaining space.

Tenure - Freehold

Council Tax Band - C

Floor Plan

Ground Floor

Sitting Room
3.20 x 3.49m
10'6" x 11'5"

Dining Kitchen
5.74 x 3.50m
18'10" x 11'6"

First Floor

Bedroom 1
3.20 x 3.76m
10'6" x 12'4"

Bedroom 3
1.73 x 2.27m
5'8" x 7'5"

Bedroom 2
3.20 x 3.50m
10'6" x 11'6"

Total Area: 83.3 m² ... 897 ft²
All measurements are approximate and for display purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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