



3 Bolton Street, Harrogate, North Yorkshire , HG1 5JA

£270,000

3 Bolton Street, Harrogate, North Yorkshire , HG1 5JA

An attractive, beautifully presented two-bedroom stonebuilt terraced property with good-sized courtyard garden.

This super property is appointed to a high standard and has a living room and dining room on the ground floor. The kitchen leads off the dining room and has a storage/pantry area. Upstairs there are two double bedrooms, together with a modern bathroom with separate WC. The property also has a forecourt garden with wrought-iron railings. There is an attractive rear paved courtyard garden.

The property is situated in a most convenient location, just off King's Road, which is well served by excellent local amenities, including a parade of shops, and within a few minutes' walk of Harrogate town centre and the railway station.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A reception room with fireplace and living-flame gas fire.

DINING ROOM

A further reception room providing a dining area with fitted cabinets.

KITCHEN

With a range of fitted units with gas hob, integrated oven, integrated fridge / freezer and space and plumbing for additional appliances. Door leads to the garden.



FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further double bedroom with fitted wardrobes and ornamental fireplace.

BATHROOM

A white suite comprising washbasin set within a vanity unit, shower and bath. Heated towel rail. Tiled walls and floor.



SEPARATE WC

OUTSIDE

There is a forecourt garden to the front with wrought iron railings and gate. There is an attractive enclosed paved courtyard garden providing an excellent outdoor entertaining space and with a useful garden shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 85.1 m² ... 917 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