



7 Osborne Road, Harrogate, North Yorkshire, HG1 2EA

£289,950

7 Osborne Road, Harrogate, North Yorkshire, HG1 2EA

A beautifully presented three-bedroom semi-detached property with driveway, garage and garden enjoying a quiet and convenient location just off Kings Road with shops, restaurants, walking distance to Coppice Primary School and Harrogate town centre.

This super property has been recently updated and modernised to a high standard and provides well-presented accommodation with a spacious sitting room and stunning open-plan, modern dining kitchen with stylish fitted units and glazed doors leading to the garden. Upstairs, there are three good-sized bedrooms and a modern house bathroom.

The property has been fully modernised and updated within recent years and has the benefit of modern kitchen and bathroom fittings, modern boiler, newly fitted windows, and new electrical wiring throughout.





GROUND FLOOR

RECEPTION HALL

With oak flooring that continues through the entire ground floor.

SITTING ROOM

A spacious reception room with under-stairs cupboard.

DINING KITCHEN

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish fitted units with quartz worktops, induction hob, double oven, fridge / freezer and dishwasher. Space for washing machine.



FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor. Bedroom two has fitted wardrobes and bedroom three has a storage cupboard.

BATHROOM

With a modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled flooring with under-floor heating. Heated towel rail.

LOFT

There is a part-boarded loft accessed via a pull-down ladder, providing useful storage space.



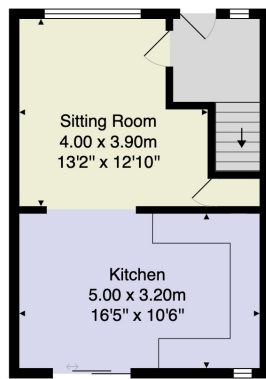
OUTSIDE

A drive provides parking and leads to a single garage which has new wiring with plug sockets. Attractive garden with lawn, decked sitting area and planted borders. Further garden area with artificial grass.

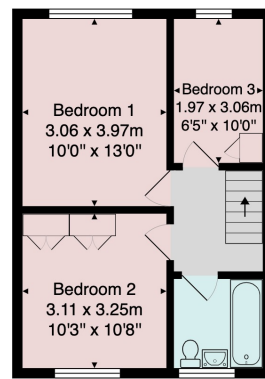
Tenure - Freehold

Council Tax Band - C





Ground Floor



First Floor

Total Area: 75.8 m² ... 815 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. Copyright 2017 Ac2

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			