



31 Russell Street, Harrogate, North Yorkshire, HG2 8DJ

£395,000

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A stylish and beautifully presented three-bedroomed double-fronted property with paved courtyard garden, situated in this most convenient location, close to popular schools and local amenities.

This stunning property has been extended and refurbished to a high standard in recent years to now provide three good-sized bedrooms with modern bathroom and en-suite shower room, together with generous and well-presented living accommodation comprising a separate sitting room and impressive open-plan kitchen and dining area with glazed doors leading to the garden. There is a courtyard garden providing an outdoor entertaining space with useful garden shed. This individual property is appointed to an exceptional standard and has modern fittings throughout, including new electrical wiring, plumbing, heating system, new roof and new windows and doors throughout.

Russell Street is a quiet residential street close to the excellent amenities situated along Leeds Road, which include a parade of shops and M&S Food Hall and is with an easy walking distance of Hornbeam Park railway station. The property also falls within catchment of popular primary and secondary schools. Harrogate town centre is within easy level walking distance of the property.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with windows to front and rear and bespoke fitted window seat and cabinets. Wood-burning stove.

DINING KITCHEN

With space for dining table and glazed patio doors leading to the garden. The kitchen comprises a range of modern and stylish fitted units with gas hob, integrated oven, microwave, fridge / freezer, dishwasher and washing machine. Bespoke fitted under-stairs storage and shelving with feature lighting.



FIRST FLOOR

BEDROOM 2

A large double bedroom. Fitted wardrobes with shelving and hanging space.

BEDROOM 3

A double bedroom. Fitted cupboard with plumbing and power.

BATHROOM

A white suite comprising WC, washbasin and free-standing bath. Tiled flooring. Heated towel rail.



SECOND FLOOR

BEDROOM 1

A large double bedroom with fitted walk-in wardrobe and en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail. Tiled walls and floor.

OUTSIDE

An enclosed paved courtyard garden provides an excellent outdoor sitting area. Useful timber garden shed.

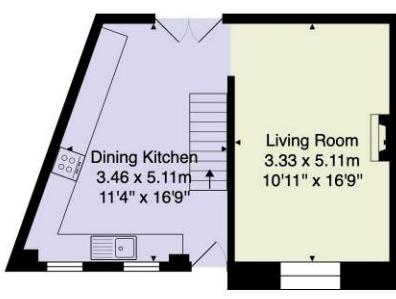
AGENT'S NOTES

The property has been extensively refurbished and extended within the last few years by the current owners to a very high standard. The works included the conversion of the loft to create an additional bedroom and bathroom, which complies with Building Regulations. The house has new electrical wiring, plumbing, boiler, kitchen and bathroom, fittings, windows and a new roof.

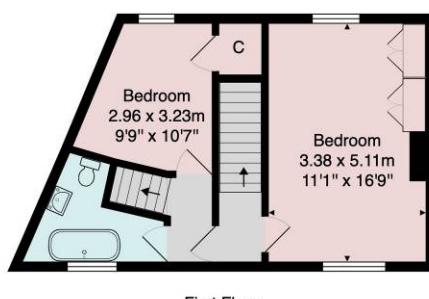


Tenure - Freehold

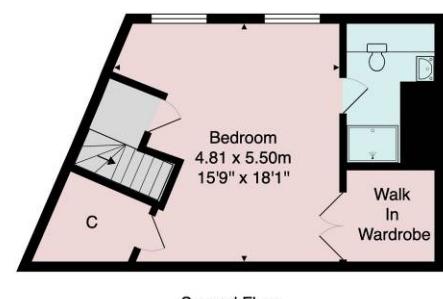
Council Tax Band - B



Ground Floor



First Floor



Second Floor

Total Area: 117.7 m² ... 1267 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.

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