



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

**£375,000**

Offers Over

# 16 Harlow Park Road, Harrogate, North Yorkshire , HG2 0AN

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A beautifully presented three-bedroom semi-detached house with extended modern kitchen and large ground-floor office, situated within this popular area on Harlow Hill, close to local amenities and sought-after primary and secondary schools.

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The property benefits from modern fittings, and the spacious accommodation comprises a sitting room with wood-burning stove, stunning extended open-plan dining kitchen with glazed doors leading to the garden, a large ground-floor office, three bedrooms and modern bathroom. Outside, a driveway provides parking and leads to an integral store and there is an attractive rear garden with lawn and patio.

The property is located in this desirable south Harrogate position, well served by excellent local amenities and schools, and just a short distance from Harrogate town centre, whilst being on the edge of beautiful open countryside.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A reception room with bay window, fitted shelving and cabinets and wood-burning stove.

### LIVING KITCHEN

An impressive open-plan extended kitchen and living area with space for sitting and dining and with glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with electric hob, integrated double oven and space for appliances.

### OFFICE

Providing a useful workspace with skylight window.

### BEDROOMS

There are three good-sized bedrooms on the first floor. The main bedroom has a bay window and fitted wardrobes.

### BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor.

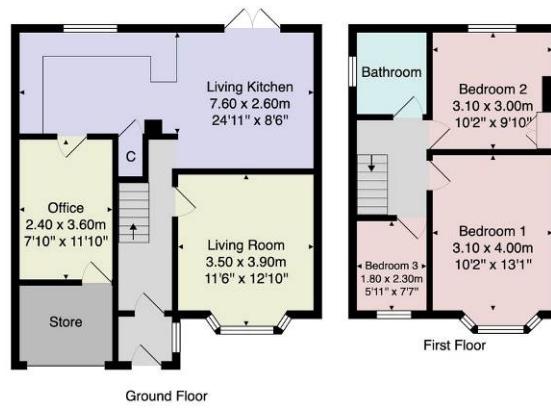
### OUTSIDE

A driveway provides parking and leads to an integral store with garage door. To the rear of the property there is a garden with lawn and paved sitting area. Useful timber wood store.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 97.1 m<sup>2</sup> ... 1045 ft<sup>2</sup>

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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**Verity Frearson**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(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.co.uk		