



VERITY  
FREARSON

3 CARLTON ROAD, HARROGATE, HG2 8DD

PRICE GUIDE £800,000

# 3 CARLTON ROAD,

*Harrogate, HG2 8DD*

**A fantastic opportunity to purchase a substantial and well-presented semi-detached family home within this desirable south Harrogate location, with garage and attractive garden.**

This super property provides generous accommodation with two reception rooms, a modern dining kitchen with glazed doors leading to the garden, a useful utility room and downstairs shower room. Upstairs, there are four good-sized bedrooms and two bathrooms. A driveway provides parking and leads to a detached double garage and there is an attractive garden to the rear enjoying a south-facing aspect.

The property is situated in this desirable south Harrogate location just off Leeds Road, close to a parade of shops, Hornbeam Park railway station, and within the catchment area of Harrogate's most popular primary and secondary schools. No onward sales chain.



2 Reception Rooms · Dining Kitchen · Utility Room

4 Bedrooms · 2 Bathrooms · Shower Room

Off-Road Parking · Garage · Attractive South-Facing Lawned Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with feature fireplace and bay window.

#### FAMILY ROOM

A further reception room with feature fireplace with open fire and bay window overlooking the garden.

#### DINING KITCHEN

With space for dining table and glazed patio doors to the side. The kitchen comprises a range of fitted wall and base units with range cooker, integrated dishwasher and fridge / freezer.

#### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine.

#### SHOWER ROOM

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

### FIRST FLOOR LANDING

A spacious landing providing potential study area. Fitted storage cupboard.

#### BATHROOM

With WC, washbasin and bath and separate shower. Tiled floor. Heated towel rail.

#### BEDROOM 1

A double bedroom with feature fireplace, fitted wardrobes and bay window.

#### BEDROOM 2

A double bedroom with window overlooking the garden.

#### BEDROOM 3

A further double bedroom with fitted wardrobes.

### SECOND FLOOR BEDROOM 4

A further good-sized double bedroom with fitted wardrobes.

#### BATHROOM

With WC, bidet, washbasin and shower. Heated towel rail.

# FLOOR PLAN



Total Area: 205.6 m<sup>2</sup> ... 2213 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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### Outside

A driveway provides parking and leads to a garage. To the rear there is a good-sized and attractive south-facing garden with lawn, mature planted borders and sitting area.

### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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