



47 Old Trough Way, Harrogate, North Yorkshire, HG1 3DE

£415,000

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A beautifully presented four-bedroom detached home offering spacious and flexible accommodation, located in a quiet position close to the beautiful Nidd Gorge and enjoying delightful views over the adjoining countryside.

The property occupies a quiet and desirable location close to Nidd Gorge, well served by local amenities, and within easy reach of Harrogate town centre.

The property has been extended and thoughtfully renovated by the current owner, creating a stylish and versatile living space. A good-sized entrance hallway provides an inviting introduction to the home and leads through to the main living areas. The accommodation includes a modern fitted kitchen





with a range of wall and base units, solid wood worktops, an electric double oven, a four-ring gas hob with extractor fan, and ample storage. The spacious sitting room provides an ideal space for family living and entertaining. There are three generous ground-floor bedrooms and a family bathroom fitted with a shower over the bath, low flush WC, and pedestal wash basin.

To the first floor, the superb master bedroom suite features a dressing area, an en-suite shower room, and ample eaves storage, creating a private and comfortable retreat.

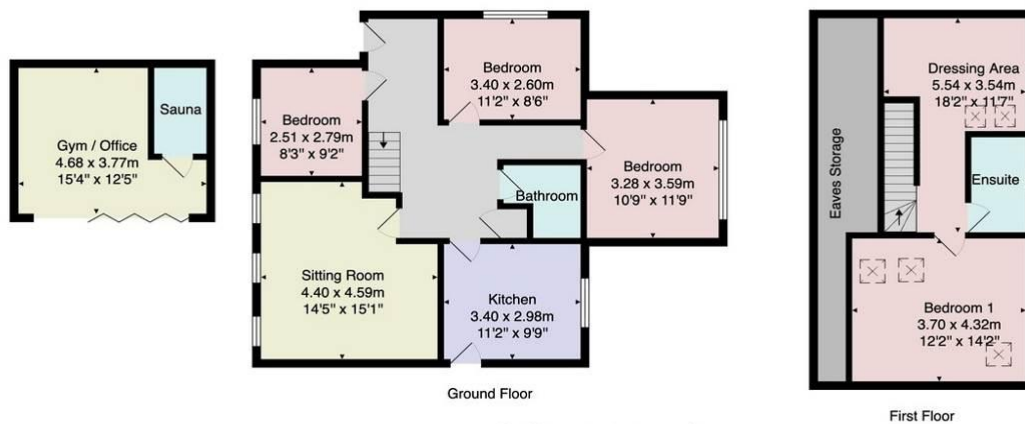
OUTSIDE

Outside, a driveway provides off-street parking and leads to a garage. The front garden is laid to a shaped lawn with mature hedging, while the rear garden enjoys a raised paved seating area, decked area, and artificial lawn. A large garden room or gym with sauna and bi-fold doors provides additional versatile accommodation, ideal for use as a home office, studio, or leisure space.

Tenure - Freehold

Council Tax Band - D





Total Area: 145.4 m² ... 1565 ft²

All measurements are approximate and for display purposes only.

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