



VERITY  
FREARSON

3 HARLOW AVENUE, HARROGATE, HG2 0AS

£415,000

# 3 HARLOW AVENUE,

*Harrogate, HG2 0AS*

**A beautifully presented three-bedroom semi-detached family home, thoughtfully extended and offering ample off-street parking together with a private, enclosed rear garden, situated in the ever-popular Harlow Hill area of Harrogate.**



Sitting Room · Kitchen/Dining Room · Snug · WC

3 Bedrooms · Bathroom

Off-Road Parking · Garden







## ACCOMMODATION

The accommodation is finished to a high standard throughout and comprises, an entrance hall, a sitting room positioned to the front of the property, featuring a bay window with fitted shutters and a wood-burning stove set within a recessed fireplace, creating a cosy focal point.

To the rear of the property is an impressive open-plan living dining kitchen which forms the heart of the home. The kitchen is fitted with a range of modern wall and base units complemented by quality work surfaces, integrated appliances and a breakfast bar providing additional preparation space and informal seating. The dining area sits comfortably alongside, offering excellent space for family meals and entertaining. Leading off the kitchen is a delightful snug/living area, enjoying a vaulted ceiling with rooflights and bi-fold doors opening directly onto the rear garden, allowing an abundance of natural light and creating a seamless indoor-outdoor connection. A ground floor WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom enjoying a bright aspect and benefiting from fitted wardrobes providing excellent storage. The remaining bedrooms are ideal for children, guests or home working. The accommodation is completed by a stylish house bathroom fitted with a modern white suite comprising a panelled bath, separate walk-in shower enclosure, wash hand basin and WC, finished with contemporary tiling and recessed lighting.

# FLOOR PLAN

**Harlow Avenue, Harrogate, HG2**

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft



Illustration for identification purposes only, measurements are approximate,  
not to scale. Pursuant to RICS property measurement 2nd edition © (ID1269316)

## Outside

Externally, the property benefits from ample off-street parking to the front. To the rear is a private and enclosed garden, designed with both relaxation and entertaining in mind. The garden features a generous paved terrace ideal for outdoor dining, leading onto a lawned area suitable for families, along with a garden store providing useful external storage. Direct access from the snug enhances the practicality and enjoyment of the garden throughout the year.

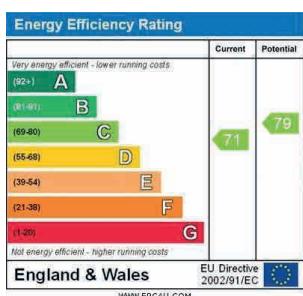
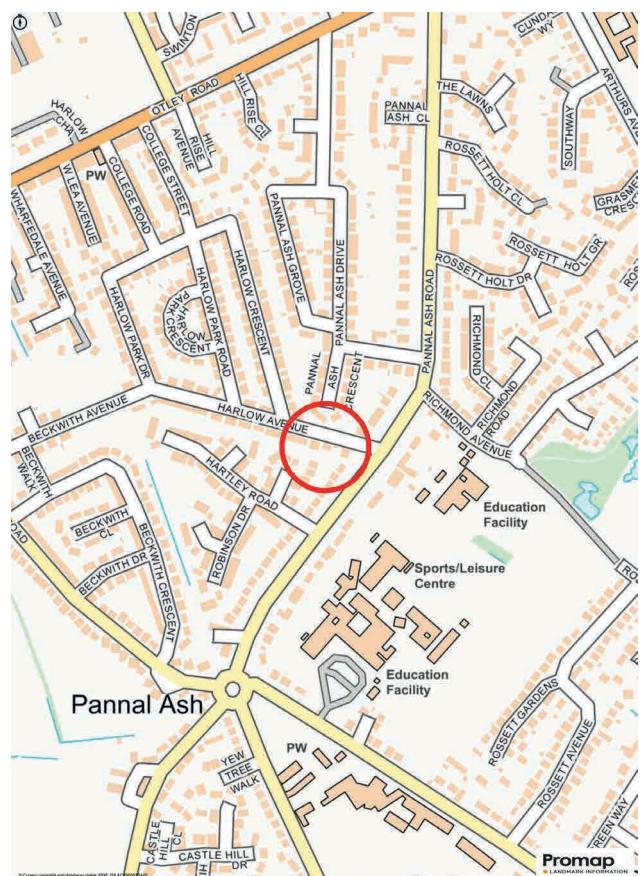
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - C



Harrogate

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