



77 Eastville Terrace, Harrogate, North Yorkshire, HG1 3HJ

£275,000

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A well-presented three-bedroom terraced home with outside space and parking situated in a convenient position with countryside views and close to Harrogate town centre and the popular village of Killinghall.

This attractive property offers spacious and flexible accommodation arranged over three floors and is ideal for a wide range of buyers, including young professionals or families. The property enjoys a smart frontage with an enclosed front garden and pleasant views over open fields, together with a private rear terrace providing excellent outdoor space.

The location is particularly convenient, being within easy reach of Harrogate town centre, local amenities and transport links, while also offering a more open outlook than many comparable town-centre properties.





GROUND FLOOR

On the ground floor, there is a spacious and welcoming sitting room which leads through to a modern dining kitchen. The kitchen is fitted with a range of contemporary units and features a large central island, providing excellent preparation space and storage. French doors open directly onto the rear terrace, creating a light and sociable space ideal for everyday living and entertaining.

FIRST FLOOR

The first floor provides two good-sized bedrooms, both well-proportioned doubles. There is also a modern WC on this level, adding further practicality.

SECOND FLOOR

On the second floor, there is a further spacious bedroom, together with a contemporary bathroom. The bathroom is fitted with a modern suite comprising a bath and separate shower, offering a stylish and functional space.

OUTSIDE

Externally, the property benefits from off-street parking, an enclosed front garden enjoying views over open fields, and a private rear terrace which provides an excellent outdoor sitting and entertaining area.

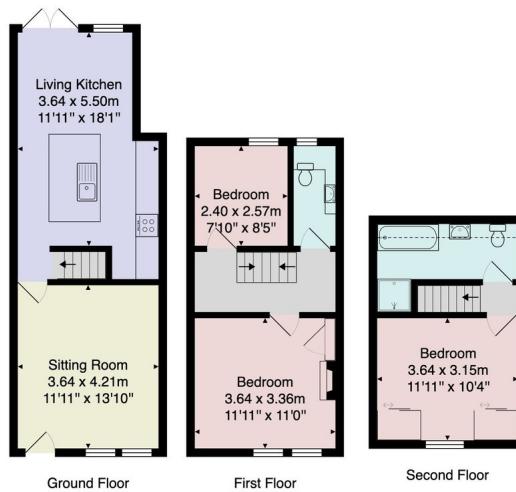
AGENT'S NOTES

- The property is connected to mains services
- Gas central heating is installed
- The property offers accommodation arranged over three floors

Tenure - Freehold

Council Tax Band - B





Total Area: 85.9 m² ... 924 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			