



30 Stonefall Drive, Harrogate, North Yorkshire, HG2 7QJ

£230,000

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An extended three / four-bedroom middle-of-terrace house offering generous and highly flexible ground floor accommodation, together with driveway parking and a good-sized rear garden, situated in this convenient location close to Starbeck railway station.

This well-presented home has been extended to the ground floor to create versatile living space that can be adapted to suit a range of needs, including home working or multi-generational living.

The property is ideally positioned in a popular residential area, well served by local amenities, shops and schools, and within easy walking distance of Starbeck railway station, while also being convenient for both Harrogate and Knaresborough town centres.





GROUND FLOOR

The extended ground floor provides generous and flexible living accommodation, comprising a large L-shaped sitting room with feature woodburning stove, creating a warm and welcoming main living space.



There is also a separate office/snug, ideal as a home office or additional sitting area, which leads through to a further rear room with glazed doors opening onto the garden. This versatile space could be used as an additional reception room or a ground floor bedroom, if required. In addition, there is a kitchen and a useful downstairs WC.

FIRST FLOOR

On the first floor there are three good-sized bedrooms, all benefiting from fitted wardrobes, together with a shower room.

OUTSIDE

To the front of the property there is a driveway providing off-road parking. To the rear, the property enjoys a lawned garden with planted borders, together with timber garden sheds, providing excellent outdoor storage and space for sitting and entertaining.

Tenure - Freehold

Council Tax Band - B





Total Area: 111.6 m² ... 1201 ft²

All measurements are approximate and for display purposes only.
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