



27 Ainsty Road, Harrogate, North Yorkshire, HG1 4AW

**£259,950**

Guide Price

## 27 Ainsty Road, Harrogate, North Yorkshire, HG1 4AW

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A spacious three-bedroom end-of-terrace home occupying a generous corner plot with driveway and enclosed rear garden situated on the edge of Harrogate town centre.

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The property is situated on a quiet street just off Claro Road in this highly convenient location on the edge of Harrogate town centre, close to the Stray and excellent local amenities, including a parade of shops, pubs and cafés.





This well-presented family home offers generous and well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall leading to a bright and comfortable sitting room, featuring a stylish recessed fireplace with multi-fuel stove and large front-facing window allowing for excellent natural light.



To the rear of the property is a modern dining kitchen fitted with a range of contemporary wall and base units complemented by work surfaces and tiled splashbacks. The kitchen includes an integrated oven with gas hob, stainless steel sink unit positioned beneath a window, and space for additional appliances. There is ample room for everyday dining, and a door provides access to the rear garden. Off the kitchen is a useful ground-floor cloakroom fitted with WC and washbasin.



To the first floor are three well-proportioned bedrooms. The principal bedroom is a generous double, with a further double bedroom providing excellent additional space. The third bedroom is also a good size and would suit a child's bedroom, nursery or home office. The accommodation is completed by a modern house bathroom fitted with a white suite comprising bath with shower over and glazed screen, WC and washbasin set within a vanity unit, finished with contemporary tiling and a heated towel rail.

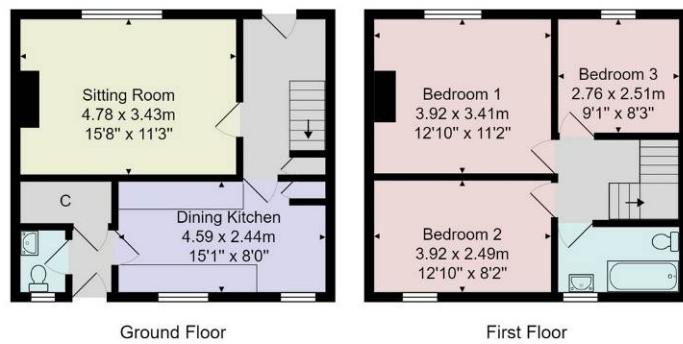
## OUTSIDE

Externally, the property stands on a generous corner plot. The enclosed rear garden is predominantly laid to lawn, offering an excellent outdoor space for families, together with a useful garden shed for storage. To the front and side there is driveway parking and additional lawned areas, enhancing the overall sense of space.

**Tenure** - Freehold

**Council Tax Band** - B





Ground Floor

First Floor

Total Area: 81.7 m<sup>2</sup> ... 879 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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**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 71        |
| (55-68)                                     | D |                         |           |
| (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                               |   |                         |           |